Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	124 Brighton Street, Richmond Vic 3121
Including suburb and	

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price	\$1,426,000	Pro	perty Type	House		Suburb	Richmond
Period - From	01/07/2023	to	30/06/2024	S	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	32 Richmond Tce RICHMOND 3121	\$1,375,000	06/04/2024
2	58 Richmond Tce RICHMOND 3121	\$1,380,000	01/12/2023
3	40 Lyndhurst St RICHMOND 3121	\$1,415,000	25/11/2023

OR

₽* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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This Statement of Information was prepared on:	29/07/2024 13:55









Property Type: House (Previously Occupied - Detached) Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2024: \$1,426,000

Comparable Properties



32 Richmond Tce RICHMOND 3121 (REI/VG)

2



Price: \$1,375,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res) Land Size: 168 sqm approx

Agent Comments



58 Richmond Tce RICHMOND 3121 (REI/VG)

2



Agent Comments

Price: \$1,380,000 Method: Private Sale Date: 01/12/2023 Property Type: House Land Size: 97 sqm approx

40 Lyndhurst St RICHMOND 3121 (REI/VG)

2





Agent Comments

Price: \$1,415,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res) Land Size: 127 sqm approx

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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