

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 3/42 Murphy Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	303/47 Murphy St RICHMOND 3121	\$410,000	04/06/2024
2	302/45 York St RICHMOND 3121	\$425,000	31/05/2024
3	2/66 Buckingham St RICHMOND 3121	\$435,000	03/07/2024

OR

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

This Statement of Information was prepared on: 16/08/2024 14:59

3/42 Murphy Street, Richmond Vic 3121

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 1  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
June quarter 2024: \$637,500

## Comparable Properties



**303/47 Murphy St RICHMOND 3121 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** Apartment



**302/45 York St RICHMOND 3121 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 31/05/2024  
**Property Type:** Apartment



**2/66 Buckingham St RICHMOND 3121 (REI)** **Agent Comments**

 1  1  1

**Price:** \$435,000  
**Method:** Sold Before Auction  
**Date:** 03/07/2024  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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