

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

9/69 PALMER STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Richmond

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

603/71 ABINGER STREET RICHMOND VIC 3121	\$660,000	11-Apr-24
108/39 APPLETON STREET RICHMOND VIC 3121	\$652,500	23-Jul-24
43/69 PALMER STREET RICHMOND VIC 3121	\$600,000	28-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 30 September 2024

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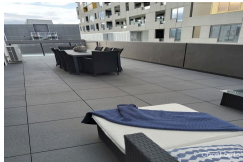


**603/71 ABINGER STREET
RICHMOND VIC 3121**

 2  2  1

Sold Price **\$660,000** Sold Date **11-Apr-24**

Distance **0.38km**



**108/39 APPLETON STREET
RICHMOND VIC 3121**

 2  2  1

Sold Price **\$652,500** Sold Date **23-Jul-24**

Distance **0.47km**



**43/69 PALMER STREET RICHMOND
VIC 3121**

 2  2  1

Sold Price ^{RS} **\$600,000** Sold Date **28-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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