

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 Albert Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,426,000

Property Type House

Suburb Richmond

Period - From 01/07/2023

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	63 Bendigo St RICHMOND 3121	\$1,425,000	17/08/2024
2	29 Bendigo St RICHMOND 3121	\$1,415,000	03/08/2024
3	41 Parkville St BURNLEY 3121	\$1,490,000	23/03/2024

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:

22/08/2024 09:53



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

Year ending June 2024: \$1,426,000

Comparable Properties



63 Bendigo St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,425,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)



29 Bendigo St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,415,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)



41 Parkville St BURNLEY 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,490,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)