

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address

2 / 37 BUCKINGHAM 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)

Single Price:

\$1,750,000

### Median sale price

Median price

\$1,637,500

Property type

House

Suburb

RICHMOND VIC 3121

Period - From

28/02/2021

to

28/02/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 4 Duke Street, Richmond Vic 3121     | \$1,770,000 | 15/12/2021   |
| 2. 9/8 Lord Street, Richmond Vic 3121   | \$1,800,000 | 22/02/2022   |
| 3. 15 Bendigo Street, Richmond Vic 3121 | \$1,857,000 | 12/12/2021   |

This Statement of Information was prepared on:

15/03/2022