## 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	26/24 Tanner Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,195,000

#### Median sale price

Median price \$613,50	0 Pro	perty Type	Unit	Sı	uburb	Richmond
Period - From 01/10/2	024 to	31/12/2024	So	ource RE	EIV	

# 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

Address of comparable property		Price	Date of sale
1	5/77 Nicholson St ABBOTSFORD 3067	\$1,150,000	29/11/2024
2	106/1 Powlett St EAST MELBOURNE 3002	\$1,200,000	06/02/2025
3	5/1 Domain St SOUTH YARRA 3141	\$1,260,000	01/12/2024

#### OR

**B**\* 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.

This Statement of Information was prepared on:	24/02/2025 09:27











Property Type: Strata Unit/Flat

**Agent Comments** 

Ken Griffith 03 9967 8899 0418 548 423 ken.griffith@belleproperty.com

**Indicative Selling Price** \$1,195,000 **Median Unit Price** 

December quarter 2024: \$613,500

# Comparable Properties



5/77 Nicholson St ABBOTSFORD 3067 (REI/VG)

Price: \$1,150,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: Apartment

Agent Comments



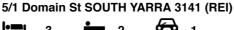
106/1 Powlett St EAST MELBOURNE 3002 (REI)

Property Type: Apartment

Price: \$1,200,000 Method: Private Sale Date: 06/02/2025

Agent Comments





Agent Comments

Price: \$1,260,000 Method: Private Sale Date: 01/12/2024

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



