

## 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 MANTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,300,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Richmond

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 OSBORNE COURT HAWTHORN VIC 3122	\$2,400,000	29-Oct-24
38 HILL STREET HAWTHORN VIC 3122	\$2,500,000	02-Dec-24
10 ELM STREET HAWTHORN VIC 3122	\$2,452,000	16-Nov-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.~~

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**1 OSBORNE COURT HAWTHORN  
VIC 3122**

3 2 2

Sold Price **\$2,400,000** Sold Date **29-Oct-24**

Distance **1.04km**

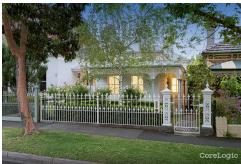


**38 HILL STREET HAWTHORN VIC  
3122**

4 2 -

Sold Price <sup>RS</sup> **\$2,500,000** Sold Date **02-Dec-24**

Distance **1.26km**



**10 ELM STREET HAWTHORN VIC  
3122**

3 1 2

Sold Price **\$2,452,000** Sold Date **16-Nov-24**

Distance **1.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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