Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 94 Stawell Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$970,000								
Median sale price									
Median price	\$1,377,500	Pro	operty Type Hou	ISE	Suburb	Richmond			
Period - From	01/10/2023	to	31/12/2023	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.

Add	dress of comparable property	Price	Date of sale
1	63 Duke St RICHMOND 3121	\$995,000	22/12/2023
2	5 King St RICHMOND 3121	\$995,000	23/11/2023
3	57 Bunting St RICHMOND 3121	\$970,000	16/03/2024

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:

23/03/2024 17:46









Property Type: House (Res) Agent Comments Indicative Selling Price \$970,000 Median House Price December quarter 2023: \$1,377,500

Comparable Properties



63 Duke St RICHMOND 3121 (REI/VG)



Price: \$995,000 Method: Private Sale Date: 22/12/2023 Property Type: House Land Size: 121 sqm approx

Agent Comments

Agent Comments



5 King St RICHMOND 3121 (REI/VG)



Price: \$995,000 Method: Sold Before Auction Date: 23/11/2023 Property Type: House (Res) Land Size: 129 sqm approx



57 Bunting St RICHMOND 3121 (REI)

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Property Type: House (Res)

Date: 16/03/2024

Price: \$970,000 Method: Auction Sale Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899





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