

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

94 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Single price \$970,000

Median sale price

Median price \$1,377,500

Property Type House

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.

	Address 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)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 121 sqm approx



5 King St RICHMOND 3121 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Account - Belle Property Richmond | P: 03 9967 8899