

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

2A Hodgson terrace, Richmond VIC 3121

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,500,000

Property type

House

Suburb

Richmond

Period - From

01/07/2024

to

30/09/2024

Source

REIV

Comparable property sales

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
130 Somerset Street, Richmond	\$1,431,000	13/09/2024
59 Abinger Street, Richmond	\$1,390,000	08/08/2024
48A Neptune Street, Richmond	\$1,465,000	27/07/2024

This Statement of Information was prepared on: 19 November 2024