

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

95 York Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,422,500

Property Type

House

Suburb

Richmond

Period - From

01/01/2023

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	72 Lord St RICHMOND 3121	\$1,852,000	14/11/2023
2	132 Yarra St ABBOTSFORD 3067	\$1,800,000	06/09/2023
3	195-197 Gipps St ABBOTSFORD 3067	\$1,775,000	09/10/2023

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:

13/02/2024 11:08



4 1 3

Property Type: House
Land Size: 364 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
Year ending December 2023: \$1,422,500

Comparable Properties



72 Lord St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,852,000
Method: Private Sale
Date: 14/11/2023
Property Type: House (Res)
Land Size: 208 sqm approx



132 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 173 sqm approx



195-197 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

3 1 3

Price: \$1,775,000
Method: Private Sale
Date: 09/10/2023
Property Type: House (Res)
Land Size: 373 sqm approx