

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

43 Fraser Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Richmond

Period - From 01/07/2022

to

30/09/2022

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	1/32 Elm Gr RICHMOND 3121	\$1,280,000	30/04/2022
2	318 Highett St RICHMOND 3121	\$1,318,000	04/06/2022
3	386 Church St RICHMOND 3121	\$1,340,000	15/10/2022

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:

27/10/2022 09:46

43 Fraser Street, Richmond Vic 3121

Ken Griffith
03 9421 7100
0418 548 423
ken.griffith@belleproperty.com



2 1 0

Rooms: 3
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median House Price
September quarter 2022: \$1,300,000

Comparable Properties



1/32 Elm Gr RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,280,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)



318 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,318,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 162 sqm approx



386 Church St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,340,000
Method: Private Sale
Date: 15/10/2022
Property Type: House

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180