

## 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

2/44 TYPE STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

10/44 TYPE STREET RICHMOND VIC 3121	\$302,500	15-Nov-23
12/9 WESTBANK TERRACE RICHMOND VIC 3121	\$300,000	01-Nov-23
104/174 BURNLEY STREET RICHMOND VIC 3121	\$320,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 09 April 2024

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**10/44 TYPE STREET RICHMOND  
VIC 3121**

1 1 -

Sold Price

**\$302,500**

Sold Date

**15-Nov-23**

Distance

**0km**



**12/9 WESTBANK TERRACE  
RICHMOND VIC 3121**

1 1 -

Sold Price

**\$300,000**

Sold Date

**01-Nov-23**

Distance

**0.36km**



**104/174 BURNLEY STREET  
RICHMOND VIC 3121**

1 1 -

Sold Price

**\$320,000**

Sold Date

**02-Dec-23**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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