

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

14/285 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$760,000

&

\$800,000

Median sale price

Median price \$842,000

Property Type Townhouse

Suburb Richmond

Period - From 04/02/2024

to 03/02/2025

Source Property Data

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	23/16 Goodwood St RICHMOND 3121	\$796,000	28/05/2024
2	8/285 Church St RICHMOND 3121	\$805,000	23/03/2024
3	18/59 Westbank Tce RICHMOND 3121	\$800,000	14/02/2024

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:

04/02/2025 12:23

14/285 Church Street, Richmond Vic 3121



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$760,000 - \$800,000
Median Townhouse Price
04/02/2024 - 03/02/2025: \$842,000

Comparable Properties



23/16 Goodwood St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$796,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Single)



8/285 Church St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$805,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)



18/59 Westbank Tce RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Private Sale
Date: 14/02/2024
Property Type: Townhouse (Res)

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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