

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

4/7 Sanders Place, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,280,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Richmond

Period - From

01/10/2024

to

31/12/2024

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	1/47 Mary St RICHMOND 3121	\$1,200,000	03/12/2024
2	10a Allowah Tce RICHMOND 3121	\$1,212,000	19/10/2024
3	9/1 Princess St.N RICHMOND 3121	\$1,300,000	15/03/2025

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:

16/03/2025 07:51

4/7 Sanders Place, Richmond Vic 3121

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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,280,000
Median House Price
December quarter 2024: \$1,380,000

Comparable Properties



1/47 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)



10a Allowah Tce RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,212,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 109 sqm approx



9/1 Princess St.N RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Account - Belle Property Richmond | P: 03 9967 8899



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