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	5/32 Park Grove, Richmond Vic 3121

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $575,000 Property Type Unit Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	601/120 Palmer St RICHMOND 3121	$700,000	13/03/2024
2	307/627 Victoria St ABBOTSFORD 3067	$737,500	05/04/2024
3	301/172 Lennox St RICHMOND 3121	$768,000	05/04/2024

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: 17/06/2024 10:42

5/32 Park Grove, Richmond Vic 3121

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
March quarter 2024: $575,000

Comparable Properties



601/120 Palmer St RICHMOND 3121 (REI/VG)

2 2 1

Price: $700,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment

Agent Comments

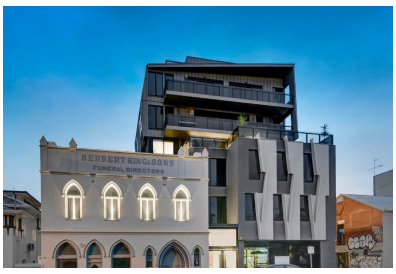


307/627 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $737,500
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment

Agent Comments



301/172 Lennox St RICHMOND 3121 (REI/VG)

2 2 1

Price: $768,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment

Agent Comments

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