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	5/7 Sanders Place, Richmond Vic 3121

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $820,000 Property Type Townhouse Suburb Richmond

Period - From 03/10/2023 to 02/10/2024 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.

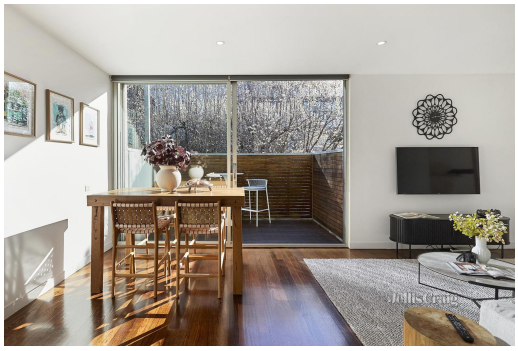
	Address of comparable property	Price	Date of sale
1	3/376 Church St RICHMOND 3121	$973,000	21/09/2024
2	1/2 Belgravia St RICHMOND 3121	$985,000	08/08/2024
3	13/59 Stawell St RICHMOND 3121	$995,000	18/06/2024

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: 03/10/2024 11:56

5/7 Sanders Place, Richmond Vic 3121



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median Townhouse Price
03/10/2023 - 02/10/2024: $820,000

Comparable Properties



3/376 Church St RICHMOND 3121 (REI)

2 1 1

Price: $973,000
Method: Sold Before Auction
Date: 21/09/2024
Property Type: Townhouse (Single)

Agent Comments



1/2 Belgravia St RICHMOND 3121 (REI/VG)

2 1 1

Price: $985,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: Townhouse (Res)

Agent Comments



13/59 Stawell St RICHMOND 3121 (REI/VG)

2 1 2

Price: $995,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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