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	24/24 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	35/2 Exhibition St MELBOURNE 3000	$1,200,000	23/07/2024
2	22/24 Tanner St RICHMOND 3121	$1,175,000	22/05/2024
3			

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: 02/10/2024 11:37



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2024: $637,500

Comparable Properties



35/2 Exhibition St MELBOURNE 3000 (REI)

2 1 1

Price: $1,200,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit

Agent Comments



22/24 Tanner St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,175,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 9864 5000

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