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	9 York Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,750,000 & $1,870,000

Median sale price

Median price $1,422,500 Property Type House Suburb Richmond

Period - From 01/01/2023 to 31/12/2023 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	7a Cameron St RICHMOND 3121	$1,850,000	16/10/2023
2	20 Bosisto St RICHMOND 3121	$1,830,000	05/12/2023
3	71a Charles St ABBOTSFORD 3067	$1,811,000	24/10/2023

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: 17/01/2024 10:02

9 York Street, Richmond Vic 3121

Greg Bowring
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3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,750,000 - $1,870,000
Median House Price
Year ending December 2023: $1,422,500

Comparable Properties



7a Cameron St RICHMOND 3121 (REI/VG)

3 2 3

Price: $1,850,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 122 sqm approx

Agent Comments



20 Bosisto St RICHMOND 3121 (REI)

3 3 1

Price: $1,830,000
Method: Private Sale
Date: 05/12/2023
Property Type: House

Agent Comments



71a Charles St ABBOTSFORD 3067 (REI/VG)

4 3 1

Price: $1,811,000
Method: Private Sale
Date: 24/10/2023
Property Type: Townhouse (Single)

Agent Comments

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