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 Little Alfred 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 $826,000 Property Type Townhouse Suburb Richmond

Period - From 04/10/2021 to 03/10/2022 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	2/28 Bank St RICHMOND 3121	$1,180,000	01/07/2022
2	22a Rooney St RICHMOND 3121	$1,150,000	28/09/2022
3	6/85 Nicholson St ABBOTSFORD 3067	$942,000	15/06/2022

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: 04/10/2022 12:21

4 Little Alfred Street, Richmond Vic 3121

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3 2 1

Rooms: 4
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
04/10/2021 - 03/10/2022: $826,000

Comparable Properties



2/28 Bank St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,180,000
Method: Private Sale
Date: 01/07/2022
Property Type: Townhouse (Single)

Agent Comments



22a Rooney St RICHMOND 3121 (REI)

3 2 1

Price: $1,150,000
Method: Sold Before Auction
Date: 28/09/2022
Property Type: Townhouse (Single)

Agent Comments



6/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $942,000
Method: Private Sale
Date: 15/06/2022
Property Type: Townhouse (Res)

Agent Comments

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