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	44 Peers Street, Richmond Vic 3121

Indicative selling price

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

Range between $870,000 & $950,000

Median sale price

Median price $1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	62 Butler St RICHMOND 3121	$885,000	27/06/2023
2	24 Butler St RICHMOND 3121	$900,000	26/05/2023
3	31 Charles St ABBOTSFORD 3067	$930,000	22/06/2023

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: 09/10/2023 12:06

44 Peers Street, Richmond Vic 3121

Peter Perrignon
03 9421 7100
0418 566 846
peter.perrignon@belleproperty.com



3 1 0

Rooms: 4
Property Type: House (res)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $950,000
Median House Price
June quarter 2023: $1,502,500

Comparable Properties



62 Butler St RICHMOND 3121 (REI/VG)

2 1 -

Price: $885,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 110 sqm approx

Agent Comments



24 Butler St RICHMOND 3121 (REI/VG)

2 1 1

Price: $900,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 126 sqm approx

Agent Comments



31 Charles St ABBOTSFORD 3067 (REI/VG)

3 1 -

Price: $930,000
Method: Private Sale
Date: 22/06/2023
Property Type: House
Land Size: 165 sqm approx

Agent Comments

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