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<br>Including suburb and postcode | 6/8 Murphy Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $375,000 & $395,000

## Median sale price

Median price $607,500 Property Type Unit 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 | 10/44 Lord St RICHMOND 3121 | $380,000 | 10/02/2024 |
| 2 | 2/67 Denham St HAWTHORN 3122 | $380,000 | 18/10/2023 |
| 3 | 3/10 Davis St RICHMOND 3121 | $374,000 | 08/11/2023 |

**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: 16/02/2024 22:40

# 6/8 Murphy Street, Richmond Vic 3121



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$375,000 - $395,000
**Median Unit Price**
Year ending December 2023: $607,500

## Comparable Properties



**10/44 Lord St RICHMOND 3121 (REI)**

1 1 2

**Price:** $380,000
**Method:** Private Sale
**Date:** 10/02/2024
**Property Type:** Apartment

Agent Comments



**2/67 Denham St HAWTHORN 3122 (REI/VG)**

1 1 1

**Price:** $380,000
**Method:** Private Sale
**Date:** 18/10/2023
**Property Type:** Apartment

Agent Comments



**3/10 Davis St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $374,000
**Method:** Private Sale
**Date:** 08/11/2023
**Property Type:** Apartment

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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