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	24a Manton Street, Richmond Vic 3121

Indicative selling price

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

Range between $920,000 & $1,000,000

Median sale price

Median price $1,580,000 Property Type House Suburb Richmond

Period - From 01/10/2021 to 31/12/2021 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	32 Bunting St RICHMOND 3121	$1,100,000	22/11/2021
2	1 Allans Pl RICHMOND 3121	$983,000	27/11/2021
3	40 Rowena Pde RICHMOND 3121	$975,000	23/12/2021

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: 21/02/2022 13:24

24a Manton Street, Richmond Vic 3121



2 1.5

Rooms: 4
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$920,000 - $1,000,000
Median House Price
December quarter 2021: $1,580,000

Comparable Properties

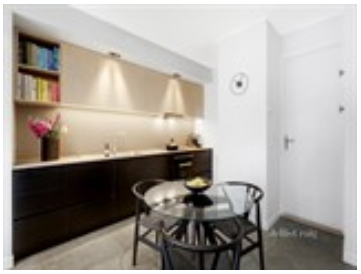


32 Bunting St RICHMOND 3121 (REI)

2 1 -

Price: $1,100,000
Method: Sold Before Auction
Date: 22/11/2021
Property Type: House (Res)

Agent Comments



1 Allans Pl RICHMOND 3121 (REI/VG)

2 1 1

Price: $983,000
Method: Sold Before Auction
Date: 27/11/2021
Property Type: Townhouse (Single)
Land Size: 66 sqm approx

Agent Comments



40 Rowena Pde RICHMOND 3121 (REI/VG)

2 1 -

Price: $975,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 75 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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