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	3/59 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Single price $829,000

Median sale price

Median price	$762,000	Property Type	Townhouse	Suburb	Richmond
Period - From	21/04/2021	to	20/04/2022	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	3/94 Buckingham St RICHMOND 3121	$890,000	29/11/2021
2	3/291 Church St RICHMOND 3121	$840,000	07/04/2022
3	13/14 Burnley St RICHMOND 3121	$826,000	13/10/2021

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: 21/04/2022 10:04

3/59 Stawell Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$829,000
Median Townhouse Price
21/04/2021 - 20/04/2022: $762,000

Comparable Properties



3/94 Buckingham St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $890,000
Method: Private Sale
Date: 29/11/2021
Property Type: Townhouse (Single)



3/291 Church St RICHMOND 3121 (REI)

2 1 1

Agent Comments

Price: $840,000
Method: Sold Before Auction
Date: 07/04/2022
Property Type: Townhouse (Res)



13/14 Burnley St RICHMOND 3121 (REI/VG)

2 2 2

Agent Comments

Price: $826,000
Method: Auction Sale
Date: 13/10/2021
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9429 9177

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