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	27 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,505,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 31/03/2022 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	6 Bliss St, Richmond, Vic 3121, Australia	$1,000,000	05/03/2022
2	34 Shelley St, Richmond, Vic 3121, Australia	$990,000	07/01/2022
3	223 Burnley St, Burnley, Vic 3121, Australia	$981,000	13/11/2021

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: 10/05/2022 14:00



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Rooms: 4
Property Type: House
Land Size: 164.828 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending March 2022: $1,505,000

Comparable Properties

6 Bliss St, Richmond, Vic 3121, Australia (REI)

3 1 -

Price: $1,000,000
Method:
Date: 05/03/2022
Property Type: House

Agent Comments

34 Shelley St, Richmond, Vic 3121, Australia (REI)

4 1 -

Price: $990,000
Method:
Date: 07/01/2022
Property Type: House

Agent Comments

223 Burnley St, Burnley, Vic 3121, Australia (REI)

2 1 1

Price: $981,000
Method:
Date: 13/11/2021
Property Type: House

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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