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	10A Regent Street, Richmond Vic 3121

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,450,000 Property Type House Suburb Richmond

Period - From 01/10/2022 to 31/12/2022 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	39 Clifton St RICHMOND 3121	$1,000,000	30/12/2022
2	88 Lincoln St RICHMOND 3121	$925,000	23/01/2023
3	55 Egan St RICHMOND 3121	$900,000	14/11/2022

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: 22/02/2023 11:23

10A Regent Street, Richmond Vic 3121



3 2 1

Rooms: 6
Property Type: House
Land Size: 152.543 sqm approx

Indicative Selling Price
$880,000 - $950,000
Median House Price
December quarter 2022: $1,450,000

Agent Comments

MIXED USE ZONE HERITAGE OVERLAY (HO400) Individually Significant 1900-1915

Comparable Properties



39 Clifton St RICHMOND 3121 (REI)

2 1 -

Price: $1,000,000
Method: Private Sale
Date: 30/12/2022
Property Type: House

Agent Comments



88 Lincoln St RICHMOND 3121 (REI)

3 2 -

Price: $925,000
Method: Private Sale
Date: 23/01/2023
Property Type: House
Land Size: 204 sqm approx

Agent Comments



55 Egan St RICHMOND 3121 (REI/VG)

2 1 -

Price: $900,000
Method: Sold Before Auction
Date: 14/11/2022
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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