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 | 4/29 Gipps Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $1,250,000 & $1,350,000

## Median sale price

Median price $720,000 Property Type Townhouse Suburb Richmond

Period - From 01/05/2022 to 30/04/2023 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 | 7/27 Shelley St RICHMOND 3121 | $1,424,000 | 01/03/2023 |
| 2 | 4/118 Brighton St RICHMOND 3121 | $1,265,000 | 17/03/2023 |
| 3 | 8/52a Lyndhurst St RICHMOND 3121 | $1,220,000 | 18/03/2023 |

**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: 01/05/2023 16:55

# 4/29 Gipps Street, Richmond Vic 3121



3 2 0

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,350,000
**Median Townhouse Price**
01/05/2022 - 30/04/2023: $720,000

## Comparable Properties

**7/27 Shelley St RICHMOND 3121 (REI)**

3 2 2

**Price:** $1,424,000
**Method:**
**Date:** 01/03/2023
**Property Type:** Townhouse (Single)

Agent Comments



**4/118 Brighton St RICHMOND 3121 (REI/VG)**

3 2 2

**Price:** $1,265,000
**Method:** Sold Before Auction
**Date:** 17/03/2023
**Property Type:** Townhouse (Res)

Agent Comments



**8/52a Lyndhurst St RICHMOND 3121 (REI)**

3 2 1

**Price:** $1,220,000
**Method:** Auction Sale
**Date:** 18/03/2023
**Property Type:** Townhouse (Res)

Agent Comments

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

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