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	91 Richmond Terrace, Richmond Vic 3121

Indicative selling price

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

Single price $2,295,000

Median sale price

Median price $1,425,500 Property Type House Suburb Richmond

Period - From 22/11/2022 to 21/11/2023 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	25 Abinger St RICHMOND 3121	$2,550,000	29/07/2023
2	17 Duke St RICHMOND 3121	$2,250,000	18/11/2023
3			

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: 22/11/2023 16:08

91 Richmond Terrace, Richmond Vic 3121



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Property Type: Land
Land Size: 280 sqm approx

Agent Comments

Indicative Selling Price
$2,295,000
Median House Price
22/11/2022 - 21/11/2023: $1,425,500

Comparable Properties



25 Abinger St RICHMOND 3121 (REI)

3 1 1

Price: $2,550,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)

Agent Comments



17 Duke St RICHMOND 3121 (REI)

3 2 2

Price: $2,250,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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