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	8 Erin Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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.

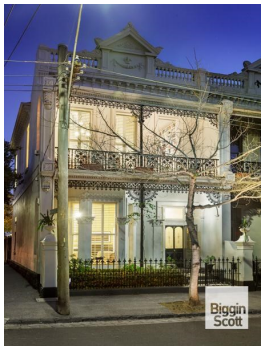
	Address of comparable property	Price	Date of sale
1	7 Palmer St EAST MELBOURNE 3002	$3,317,000	16/05/2023
2	92 Kent St RICHMOND 3121	$2,900,000	27/05/2023
3	33 Fraser St RICHMOND 3121	$2,830,000	27/06/2023

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: 04/08/2023 12:22

8 Erin Street, Richmond Vic 3121



5 3 1

Rooms: 9
Property Type: House (Res)
Land Size: 226 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
June quarter 2023: $1,502,500

Comparable Properties



7 Palmer St EAST MELBOURNE 3002 (REI)

4 2 3

Price: $3,317,000
Method: Private Sale
Date: 16/05/2023
Property Type: House

Agent Comments



92 Kent St RICHMOND 3121 (REI)

3 2 1

Price: $2,900,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)

Agent Comments



33 Fraser St RICHMOND 3121 (REI)

3 2 1

Price: $2,830,000
Method: Private Sale
Date: 27/06/2023
Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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