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	11 Shamrock 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 $1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	83 Egan St RICHMOND 3121	$990,000	02/12/2023
2	29 Cooke St ABBOTSFORD 3067	$955,000	23/09/2023
3	15 Waverley St RICHMOND 3121	$950,000	13/10/2023

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: 04/12/2023 08:19

11 Shamrock Street, Richmond Vic 3121



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2023: $1,426,000

Comparable Properties



83 Egan St RICHMOND 3121 (REI)

2 1 -

Price: $990,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

Agent Comments



29 Cooke St ABBOTSFORD 3067 (REI)

2 1 1

Price: $955,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)

Agent Comments



15 Waverley St RICHMOND 3121 (REI)

2 1 -

Price: $950,000
Method: Private Sale
Date: 13/10/2023
Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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