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	241 Highett Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,545,000

Median sale price

Median price $1,455,500 Property Type House Suburb Richmond

Period - From 01/10/2022 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	4-6 Farmer St RICHMOND 3121	$1,630,000	24/06/2023
2	86 Buckingham St RICHMOND 3121	$1,605,000	29/07/2023
3	64 Kent St RICHMOND 3121	$1,525,000	05/05/2023

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: 17/10/2023 18:09

241 Highett Street, Richmond Vic 3121



3 2

Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$1,545,000
Median House Price
Year ending September 2023: $1,455,500

Comparable Properties



4-6 Farmer St RICHMOND 3121 (REI)

3 2 1

Price: $1,630,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments



86 Buckingham St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,605,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments



64 Kent St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,525,000
Method: Auction Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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