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	42 Jubilee Place, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,377,500 Property Type House Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	3 Allans Pl RICHMOND 3121	$1,150,000	02/12/2023
2	13a Waverley St RICHMOND 3121	$1,045,300	24/11/2023
3	59 Bunting St RICHMOND 3121	$1,030,000	05/02/2024

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: 19/02/2024 08:38

42 Jubilee Place, Richmond Vic 3121



2 1 1

Rooms: 3
Property Type: House (Res)
Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2023: $1,377,500

Comparable Properties



3 Allans Pl RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,150,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)
Land Size: 81 sqm approx

Agent Comments



13a Waverley St RICHMOND 3121 (VG)

2 - -

Price: $1,045,300
Method: Sale
Date: 24/11/2023
Property Type: House - Attached House N.E.C.
Land Size: 78 sqm approx

Agent Comments



59 Bunting St RICHMOND 3121 (REI)

2 1 1

Price: $1,030,000
Method: Sold Before Auction
Date: 05/02/2024
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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