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	24/11 River Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $800,000 Property Type Townhouse 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	307/12 Coppin St RICHMOND 3121	$1,250,000	25/10/2023
2	4/29 Muir St HAWTHORN 3122	$1,220,000	16/09/2023
3	31/69 River St RICHMOND 3121	$1,210,000	03/11/2023

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: 22/11/2023 14:43



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$1,250,000
Median Townhouse Price
22/11/2022 - 21/11/2023: $800,000

Comparable Properties



307/12 Coppin St RICHMOND 3121 (REI)

3 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: Apartment

Agent Comments



4/29 Muir St HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Townhouse (Res)

Agent Comments



31/69 River St RICHMOND 3121 (REI)

3 2 2

Price: $1,210,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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