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	20 Sheedy Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,150,000

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	56 Little Kent St RICHMOND 3121	$1,200,000	01/06/2023
2	15 Adam St BURNLEY 3121	$1,150,000	04/10/2023
3	4/68 Rowena Pde RICHMOND 3121	$1,100,000	16/08/2023

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: 28/10/2023 14:32

20 Sheedy Street, Richmond Vic 3121



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
Year ending September 2023: $1,455,500

Comparable Properties



56 Little Kent St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,200,000
Method: Private Sale
Date: 01/06/2023
Property Type: Townhouse (Res)
Land Size: 99 sqm approx

Agent Comments



15 Adam St BURNLEY 3121 (REI)

2 2 1

Price: $1,150,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: Townhouse (Res)

Agent Comments



4/68 Rowena Pde RICHMOND 3121 (REI)

2 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 16/08/2023
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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