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	44 Fraser Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	38 Mary St RICHMOND 3121	$1,600,000	09/09/2023
2	33 Bell St RICHMOND 3121	$1,450,000	19/08/2023
3	310 Mary St RICHMOND 3121	$1,415,000	07/10/2023

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: 23/11/2023 09:46

44 Fraser Street, Richmond Vic 3121



3 1 2

Rooms: 6
Property Type: House
Land Size: 303 sqm approx

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending September 2023: $1,455,500

Agent Comments

General Residential Zone 2 (GRZ2) No Heritage overlay

Comparable Properties



38 Mary St RICHMOND 3121 (REI)

3 1 3

Price: $1,600,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

Agent Comments



33 Bell St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,450,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments



310 Mary St RICHMOND 3121 (REI)

3 1 1

Price: $1,415,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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