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	14A Park Avenue, Richmond Vic 3121

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,444,500 Property Type House Suburb Richmond

Period - From 23/03/2023 to 22/03/2024 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	310 Mary St RICHMOND 3121	$1,415,000	07/10/2023
2			
3			

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: 23/03/2024 16:30

14A Park Avenue, Richmond Vic 3121

Steve Burke
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2 1 1

Property Type: House
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
23/03/2023 - 22/03/2024: $1,444,500

Comparable Properties



310 Mary St RICHMOND 3121 (REI/VG)

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

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.

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