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	9a Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,650,000 & $1,720,000

Median sale price

Median price $1,510,000 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 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	9/8 Lord St RICHMOND 3121	$1,800,000	22/02/2022
2	51 Firebell La RICHMOND 3121	$1,710,000	01/10/2021
3	45 Valiant St ABBOTSFORD 3067	$1,675,000	17/01/2022

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: 15/03/2022 11:37

9a Murphy Street, Richmond Vic 3121



3 -

Property Type: House (Res)
Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,720,000
Median House Price
Year ending December 2021: $1,510,000

Comparable Properties



9/8 Lord St RICHMOND 3121 (REI)

3 3 2

Price: $1,800,000
Method: Auction Sale
Date: 22/02/2022
Property Type: Townhouse (Res)

Agent Comments



51 Firebell La RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,710,000
Method: Private Sale
Date: 01/10/2021
Property Type: Townhouse (Single)
Land Size: 127 sqm approx

Agent Comments



45 Valiant St ABBOTSFORD 3067 (REI)

3 3 2

Price: $1,675,000
Method: Private Sale
Date: 17/01/2022
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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