

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

13 Bunting Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$820,000

Property Type Townhouse

Suburb Richmond

Period - From 12/03/2023

to

11/03/2024

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	3 Allans PI RICHMOND 3121	\$1,150,000	02/12/2023
2	15 St Louis PI BURNLEY 3121	\$1,110,000	24/02/2024
3	59 Bunting St RICHMOND 3121	\$1,030,000	05/02/2024

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:

12/03/2024 11:29



Rooms: 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 107 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

12/03/2023 - 11/03/2024: \$820,000

Comparable Properties



3 Allans PI RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 81 sqm approx



15 St Louis PI BURNLEY 3121 (REI)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



59 Bunting St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: Townhouse (Res)