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	102a Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $1,428,000 Property Type House Suburb Richmond

Period - From 24/06/2023 to 23/06/2024 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	115 Lord St RICHMOND 3121	$1,135,000	06/04/2024
2	36 Albert St ABBOTSFORD 3067	$1,010,000	10/04/2024
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: 24/06/2024 13:08

102a Elizabeth Street, Richmond Vic 3121



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price
$1,049,000
Median House Price
24/06/2023 - 23/06/2024: $1,428,000

Comparable Properties



115 Lord St RICHMOND 3121 (REI)

2 1 -

Price: $1,135,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments



36 Albert St ABBOTSFORD 3067 (REI)

2 1 -

Price: $1,010,000
Method: Auction Sale
Date: 10/04/2024
Property Type: House (Res)
Land Size: 166 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.

Account - BigginScott | P: 03 9426 4000

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