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	37 Smith Street, Richmond Vic 3121

Indicative selling price

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

Single price $869,000

Median sale price

Median price $1,579,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	106 Lennox St RICHMOND 3121	$1,005,000	16/03/2024
2	94 Stawell St RICHMOND 3121	$970,000	29/04/2024
3	2 Peers St RICHMOND 3121	$900,000	21/03/2024

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: 13/05/2024 12:05

37 Smith Street, Richmond Vic 3121



2 1 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$869,000
Median House Price
March quarter 2024: $1,579,500

Comparable Properties



106 Lennox St RICHMOND 3121 (REI)

2 1 -

Price: $1,005,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments



94 Stawell St RICHMOND 3121 (REI)

2 1 -

Price: $970,000
Method: Private Sale
Date: 29/04/2024
Property Type: House

Agent Comments



2 Peers St RICHMOND 3121 (REI)

2 1 1

Price: $900,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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