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	306/38 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Range between $600,000 & $625,000

Median sale price

Median price $575,000 Property Type Unit 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	204/627 Victoria St ABBOTSFORD 3067	$640,000	09/05/2024
2	304/38 Elizabeth St RICHMOND 3121	$625,000	28/03/2024
3	702/39 Appleton St RICHMOND 3121	$617,000	03/05/2024

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: 24/05/2024 17:10

306/38 Elizabeth Street, Richmond Vic 3121



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $625,000
Median Unit Price
March quarter 2024: $575,000

Comparable Properties



204/627 Victoria St ABBOTSFORD 3067 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 09/05/2024
Property Type: Apartment
Land Size: 108.50 sqm approx

Agent Comments



304/38 Elizabeth St RICHMOND 3121 (REI/VG)

2 2 1

Price: $625,000
Method: Private Sale
Date: 28/03/2024
Property Type: Unit

Agent Comments



702/39 Appleton St RICHMOND 3121 (REI)

2 2 1

Price: $617,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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