

# 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

16/291 Church Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$865,000

&

\$895,000

### Median sale price

Median price

\$815,000

Property Type

Townhouse

Suburb

Richmond

Period - From

06/07/2023

to

05/07/2024

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	4/376 Church St RICHMOND 3121	\$957,000	13/06/2024
2	39 Little Buckingham St RICHMOND 3121	\$950,000	25/06/2024
3	2/165 Lennox St RICHMOND 3121	\$861,000	24/04/2024

**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:

06/07/2024 17:37



2   
 1   
 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$865,000 - \$895,000

**Median Townhouse Price**

06/07/2023 - 05/07/2024: \$815,000

## Comparable Properties



**4/376 Church St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$957,000

**Method:** Private Sale

**Date:** 13/06/2024

**Property Type:** Townhouse (Single)



**39 Little Buckingham St RICHMOND 3121 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 25/06/2024

**Property Type:** Townhouse (Res)



**2/165 Lennox St RICHMOND 3121 (VG)**

Agent Comments

2   
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**Price:** \$861,000

**Method:** Sale

**Date:** 24/04/2024

**Property Type:** Townhouse (Conjoined)