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	509 Swan Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 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	1 Newry St RICHMOND 3121	$1,265,000	01/06/2024
2	531 Swan St RICHMOND 3121	$1,225,000	20/03/2024
3	9 Queen St RICHMOND 3121	$1,150,000	26/03/2024

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: 25/06/2024 13:43

FLETCHERS



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,190,000
Median House Price
Year ending March 2024: $1,440,000

Comparable Properties



1 Newry St RICHMOND 3121 (REI)

2 1 2

Price: $1,265,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments



531 Swan St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,225,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



9 Queen St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,150,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 135 sqm approx

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata .com.au

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