

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

6 Montgomery Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Richmond

Period - From

06/08/2023

to

05/08/2024

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	29 Bendigo St RICHMOND 3121	\$1,415,000	03/08/2024
2	48a Neptune St RICHMOND 3121	\$1,465,000	27/07/2024
3	12/10 Lord St RICHMOND 3121	\$1,535,000	06/07/2024

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:

06/08/2024 08:01