

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

22 Wall Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	3/7 Sanders Pl RICHMOND 3121	\$1,380,000	25/04/2024
3	16 Balmain St CREMORNE 3121	\$1,375,000	05/03/2024

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:

22/08/2024 18:53



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
June quarter 2024: \$1,405,000

Comparable Properties

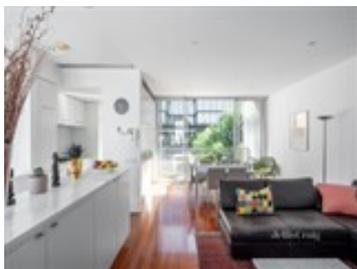


29 Bendigo St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,415,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)



3/7 Sanders PI RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Sold Before Auction
Date: 25/04/2024
Property Type: Townhouse (Res)



16 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 3

Price: \$1,375,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000