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	73 Elizabeth Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	25 Berry St RICHMOND 3121	$1,200,000	25/05/2024
2	4 Murray St ABBOTSFORD 3067	$1,150,000	10/03/2024
3	319 Johnston St ABBOTSFORD 3067	$1,000,000	09/03/2024

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: 20/06/2024 14:37

73 Elizabeth Street, Richmond Vic 3121



3 1

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 310 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2024: $1,440,000

Agent Comments

General Residential Zone 2 (GRZ2) No Heritage Overlay

Comparable Properties



25 Berry St RICHMOND 3121 (REI)

3 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 25/05/2024
Property Type: House (Res)

Agent Comments



4 Murray St ABBOTSFORD 3067 (REI/VG)

4 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 10/03/2024
Property Type: House (Res)
Land Size: 209 sqm approx

Agent Comments



319 Johnston St ABBOTSFORD 3067 (REI/VG)

4 2 1

Price: $1,000,000
Method: Private Sale
Date: 09/03/2024
Property Type: House
Land Size: 254 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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