

# 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

2a Freeman 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 \$900,000

&

\$990,000

### Median sale price

Median price \$812,250

Property Type Townhouse

Suburb Richmond

Period - From 23/09/2023

to

22/09/2024

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	39 Little Buckingham St RICHMOND 3121	\$950,000	25/06/2024
2	4/376 Church St RICHMOND 3121	\$957,000	12/06/2024
3	46 Buckingham St RICHMOND 3121	\$945,000	11/04/2024

**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:

23/09/2024 17:13



2   
 2   
 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

23/09/2023 - 22/09/2024: \$812,250

## Comparable Properties



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

Agent Comments

2   
 2   
 1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 25/06/2024

**Property Type:** Townhouse (Res)

**Land Size:** 68 sqm approx



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

Agent Comments

2   
 1   
 1

**Price:** \$957,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** Townhouse (Res)



**46 Buckingham St RICHMOND 3121 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$945,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Townhouse (Single)

**Land Size:** 80 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140