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	28 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $1,435,000 Property Type House Suburb Richmond

Period - From 07/10/2023 to 06/10/2024 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	6b Khartoum St RICHMOND 3121	$1,925,000	03/06/2024
2	31a Bosisto St RICHMOND 3121	$1,752,000	25/04/2024
3	8 Tanner St RICHMOND 3121	$1,820,000	16/04/2024

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: 07/10/2024 09:25

28 Kennedy Avenue, Richmond Vic 3121



3 3 1

Rooms: 5
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
07/10/2023 - 06/10/2024: $1,435,000

Comparable Properties



6b Khartoum St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,925,000
Method: Private Sale
Date: 03/06/2024
Property Type: House (Res)
Land Size: 131 sqm approx

Agent Comments



31a Bosisto St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,752,000
Method: Private Sale
Date: 25/04/2024
Property Type: House
Land Size: 80 sqm approx

Agent Comments



8 Tanner St RICHMOND 3121 (REI/VG)

3 3 2

Price: $1,820,000
Method: Private Sale
Date: 16/04/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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