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	249 Stawell Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $817,500 Property Type Townhouse Suburb Richmond

Period - From 17/09/2023 to 16/09/2024 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	22/96 Gwynne St CREMORNE 3121	$1,150,000	20/07/2024
2	304 Highett St RICHMOND 3121	$1,080,000	29/06/2024
3	4/323 Church St RICHMOND 3121	$1,168,500	18/04/2024

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: 17/09/2024 13:12

BigginScott

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Property Type: House (Previously Occupied - Detached)
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
17/09/2023 - 16/09/2024: $817,500

Comparable Properties



22/96 Gwynne St CREMORNE 3121 (REI)

3 2 1

Price: $1,150,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)

Agent Comments



304 Highett St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,080,000
Method: Sold Before Auction
Date: 29/06/2024
Property Type: Townhouse (Res)

Agent Comments



4/323 Church St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,168,500
Method: Sold Before Auction
Date: 18/04/2024
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

REIV THE DIFFERENCE

propertydata .com.au

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