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	54a Kent Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,208,000

Median sale price

Median price $1,456,000 Property Type House Suburb Richmond

Period - From 01/07/2024 to 30/09/2024 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	8 Neptune St RICHMOND 3121	$1,281,000	02/11/2024
2	10a Allowah Tce RICHMOND 3121	$1,212,000	19/10/2024
3	9/53 Westbank Tce RICHMOND 3121	$1,305,000	05/10/2024

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: 21/11/2024 15:13

54a Kent Street, Richmond Vic 3121

Perry Zhou
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0474 774 774
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2 2 1

Property Type: Townhouse (Res)
Land Size: 131 sqm approx

Agent Comments

Indicative Selling Price
$1,208,000
Median House Price
September quarter 2024: $1,456,000

Comparable Properties



8 Neptune St RICHMOND 3121 (REI)

2 1 -

Price: $1,281,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)

Agent Comments



10a Allowah Tce RICHMOND 3121 (REI)

3 1 2

Price: $1,212,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



9/53 Westbank Tce RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,305,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)

Agent Comments

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