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	69 Garfield Street, Richmond Vic 3121

Indicative selling price

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

Single price $900,000

Median sale price

Median price $1,455,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/12/2024 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	21 William St ABBOTSFORD 3067	$865,000	12/12/2024
2	2 Kenny St RICHMOND 3121	$870,000	26/10/2024
3	7 Carroll St RICHMOND 3121	$932,000	19/10/2024

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: 05/02/2025 18:34

69 Garfield Street, Richmond Vic 3121



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$900,000
Median House Price
Year ending December 2024: $1,455,500

Comparable Properties



21 William St ABBOTSFORD 3067 (REI)

2 1 1

Price: $865,000
Method: Private Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 198 sqm approx

Agent Comments



2 Kenny St RICHMOND 3121 (REI/VG)

2 1 1

Price: $870,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 99 sqm approx

Agent Comments



7 Carroll St RICHMOND 3121 (REI/VG)

2 1 1

Price: $932,000
Method: Private Sale
Date: 19/10/2024
Property Type: House
Land Size: 168 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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