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	25/2 New Street, Richmond Vic 3121

Indicative selling price

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

Range between $630,000 & $693,000

Median sale price

Median price $599,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 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.

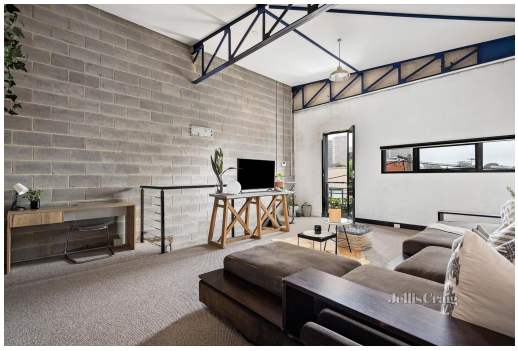
	Address of comparable property	Price	Date of sale
1	601B/3 Brewery La COLLINGWOOD 3066	$692,500	22/11/2024
2	1/15-25 Oxford St COLLINGWOOD 3066	$745,000	15/08/2024
3	18 Brewery La COLLINGWOOD 3066	$715,000	19/06/2024

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: 12/12/2024 11:21

25/2 New Street, Richmond Vic 3121



1 1 1

Rooms: 2
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$630,000 - $693,000
Median Unit Price
Year ending September 2024: $599,000

Comparable Properties



601B/3 Brewery La COLLINGWOOD 3066 (REI)

2 2 1

Price: $692,500
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment

Agent Comments



1/15-25 Oxford St COLLINGWOOD 3066 (REI)

2 1 2

Price: $745,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Unit

Agent Comments



18 Brewery La COLLINGWOOD 3066 (REI/VG)

2 2 1

Price: $715,000
Method: Private Sale
Date: 19/06/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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