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	1/19 Manton 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 $1,432,500 Property Type House 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	24/24 Tanner St RICHMOND 3121	$1,160,000	26/10/2024
2	30 Railway Cr CREMORNE 3121	$1,137,000	12/09/2024
3	121 Stawell St RICHMOND 3121	$1,090,000	29/08/2024

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: 02/12/2024 10:24

2 2 1

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $1,432,500

Comparable Properties



24/24 Tanner St RICHMOND 3121 (REI)

2 1 1

Price: $1,160,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

Agent Comments



30 Railway Cr CREMORNE 3121 (REI)

2 1 1

Price: $1,137,000
Method: Private Sale
Date: 12/09/2024
Property Type: House (Res)

Agent Comments



121 Stawell St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,090,000
Method: Private Sale
Date: 29/08/2024
Property Type: House (Res)
Land Size: 96 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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