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	73a Laity Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,520,000

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	2/86 Type St RICHMOND 3121	$1,505,000	15/02/2025
2	3/10 Lord St RICHMOND 3121	$1,467,000	07/02/2025
3	12 Wertheim St RICHMOND 3121	$1,515,000	18/09/2024

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: 17/03/2025 09:04



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,520,000
Median House Price
Year ending December 2024: $1,455,500

Comparable Properties

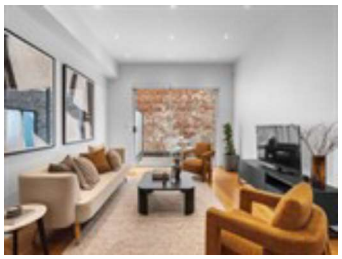


2/86 Type St RICHMOND 3121 (REI)

3 2 2

Price: $1,505,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Agent Comments



3/10 Lord St RICHMOND 3121 (REI)

3 3 2

Price: $1,467,000
Method: Private Sale
Date: 07/02/2025
Property Type: Townhouse (Single)

Agent Comments



12 Wertheim St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,515,000
Method: Private Sale
Date: 18/09/2024
Property Type: House (Res)
Land Size: 97 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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