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	284 Highett Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,195,000

Median sale price

Median price $775,000 Property Type Townhouse Suburb Richmond

Period - From 10/08/2021 to 09/08/2022 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	74 Lincoln St RICHMOND 3121	$1,250,000	17/05/2022
2	53 Botherambo St RICHMOND 3121	$1,200,222	28/04/2022
3	1 Duke St RICHMOND 3121	$1,200,000	09/04/2022

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: 10/08/2022 11:51

284 Highett Street, Richmond Vic 3121

shelter. Real Estate
Gabbie Farnham
0422 072 177
gabbie@shelterrealestate.com.au



2 2 2

Property Type: Townhouse (Single)

Indicative Selling Price
$1,100,000 - $1,195,000
Median Townhouse Price
10/08/2021 - 09/08/2022: $775,000

Agent Comments

Superbly sophisticated in one of the inner city's most celebrated warehouse conversions, this street front townhouse has been luxuriously finished to provide a lock up and leave lifestyle of the utmost comfort and convenience with secure garage parking.

Comparable Properties



74 Lincoln St RICHMOND 3121 (REI/VG)

2 3 1

Price: $1,250,000
Method: Sold Before Auction
Date: 17/05/2022
Property Type: Townhouse (Res)
Land Size: 223 sqm approx

Agent Comments



53 Botherambo St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,200,222
Method: Auction Sale
Date: 28/04/2022
Property Type: House (Res)
Land Size: 79 sqm approx

Agent Comments



1 Duke St RICHMOND 3121 (REI)

2 2 1

Price: $1,200,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)

Agent Comments

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