# 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<br>Including suburb and postcode | 9 Blazey Street, Richmond VIC 3121 |

## Indicative selling price

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

Range between $1,350,000 & $1,450,000

## Median sale price

Median price $1,350,000 Property Type House Suburb Richmond

Period - From 09/10/2024 to 08/04/2025 Source core_logic

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 4 Miles Street Richmond VIC 3121 | $1,450,000 | 21/02/2025 |
| 427 Punt Road Cremorne VIC 3121 | $1,450,000 | 15/02/2025 |
| 4 Type Street Richmond VIC 3121 | $1,360,000 | 18/12/2024 |

This Statement of Information was prepared on: 09/04/2025