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

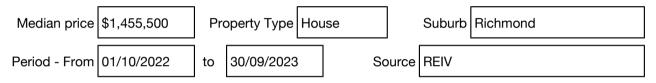
398 Church Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see cons	sumer.vic.gov.au/underquoting
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Single price \$1,295,000

Median sale price



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	13 Sheedy St RICHMOND 3121	\$1,361,000	23/09/2023
2	4 Fairchild St ABBOTSFORD 3067	\$1,240,000	13/09/2023
3	340 Burnley St RICHMOND 3121	\$1,185,000	23/09/2023

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:

21/10/2023 15:09



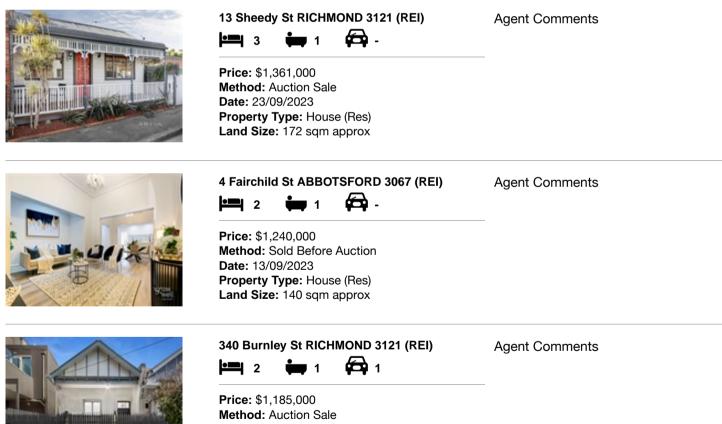




Property Type: House Land Size: 206 sqm approx Agent Comments

Indicative Selling Price \$1,295,000 **Median House Price** Year ending September 2023: \$1,455,500

Comparable Properties





Date: 23/09/2023 Property Type: House Land Size: 219 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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