

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 consumer.vic.gov.au/underquoting

Single price

\$1,295,000

Median sale price

Median price

\$1,455,500

Property Type

House

Suburb

Richmond

Period - From

01/10/2022

to

30/09/2023

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	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



3 1 0

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



13 Sheedy St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,361,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 172 sqm approx



4 Fairchild St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$1,240,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: House (Res)
Land Size: 140 sqm approx



340 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,185,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House
Land Size: 219 sqm approx

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