

# 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

121 Stawell Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,407,500

Property Type House

Suburb Richmond

Period - From 14/08/2023

to 13/08/2024

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	235 Burnley St RICHMOND 3121	\$1,207,000	13/07/2024
2	10/60 Glass St RICHMOND 3121	\$1,150,000	19/04/2024
3			

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:

14/08/2024 13:42



2 2 1

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,100,000

**Median House Price**

14/08/2023 - 13/08/2024: \$1,407,500

## Comparable Properties



**235 Burnley St RICHMOND 3121 (REI)**

**Agent Comments**

2 2 2

**Price:** \$1,207,000

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** House (Res)

**Land Size:** 158 sqm approx



**10/60 Glass St RICHMOND 3121 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Townhouse (Single)

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.