Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	107/115 Church Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000	&	\$670,000
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Median sale price

Median price	\$599,000	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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

1	206/47 Murphy St RICHMOND 3121	\$640,000	17/10/2024
2	109/84 Cutter St RICHMOND 3121	\$660,000	10/10/2024
3	202/205 Burnley St RICHMOND 3121	\$646,000	11/09/2024

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:	15/11/2024 10:00

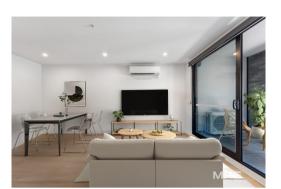


Date of sale



Sophie Carmichael 03 9829 2965 0456 421 065 sophie@melbournerealestate.com.au

Indicative Selling Price \$640,000 - \$670,000 **Median Unit Price** Year ending September 2024: \$599,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



206/47 Murphy St RICHMOND 3121 (REI)

Price: \$640,000 Method: Private Sale Date: 17/10/2024 Property Type: Unit

Agent Comments



109/84 Cutter St RICHMOND 3121 (REI)

2

Date: 10/10/2024

Price: \$660,000 Method: Private Sale

Property Type: Apartment

Agent Comments

Agent Comments



202/205 Burnley St RICHMOND 3121 (REI/VG)

Price: \$646,000 Method: Private Sale Date: 11/09/2024 Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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