

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

42 Jubilee Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,502,500

Property Type House

Suburb Richmond

Period - From 01/04/2023

to 30/06/2023

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	4/68 Rowena Pde RICHMOND 3121	\$1,100,000	16/08/2023
2	4/33 Bosisto St RICHMOND 3121	\$1,080,000	13/08/2023
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:

19/09/2023 14:21



2
 1
 1

Rooms: 3

Property Type: House (Res)

Land Size: 114 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2023: \$1,502,500

Comparable Properties



4/68 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

2
 2
 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 16/08/2023

Property Type: Townhouse (Res)



4/33 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments

2
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Price: \$1,080,000

Method: Private Sale

Date: 13/08/2023

Property Type: Townhouse (Res)

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.

Account - BigginScott | P: 03 9426 4000