

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

24 Murphy Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,206,750 Property Type House Suburb Richmond

Period - From 01/07/2019 to 30/09/2019 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	77 Park St, Abbotsford, Vic 3067, Australia	\$1,830,000	01/11/2019
2	56 Type St RICHMOND 3121	\$2,200,000	24/08/2019
3	37 Highett St RICHMOND 3121	\$1,900,000	05/10/2019

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:

14/11/2019 13:59



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2019: \$1,206,750

Comparable Properties

77 Park St, Abbotsford, Vic 3067, Australia (REI) Agent Comments



Price: \$1,830,000
Method:
Date: 01/11/2019
Property Type: House



56 Type St RICHMOND 3121 (REI) Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 471 sqm approx



37 Highett St RICHMOND 3121 (REI) Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 4
Property Type: House (Res)
Land Size: 475 sqm approx