

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

14/50 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

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	38 Buckingham St RICHMOND 3121	\$930,000	09/10/2023
2	20/190 Lennox St RICHMOND 3121	\$902,000	17/10/2023
3	4/47 Westbank Tce RICHMOND 3121	\$870,000	17/11/2023

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:

22/11/2023 15:01



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

September quarter 2023: \$597,500

Comparable Properties



38 Buckingham St RICHMOND 3121 (REI)

Agent Comments

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Price: \$930,000

Method: Sold Before Auction

Date: 09/10/2023

Property Type: Townhouse (Res)



20/190 Lennox St RICHMOND 3121 (REI)

Agent Comments

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Price: \$902,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: Apartment



4/47 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

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Price: \$870,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: Unit