Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 The Crofts, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,200,000		&		\$3,500,000			
Median sale p	rice							
Median price	\$1,377,500	Pro	operty Type	Hou	ise		Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	113 Richmond Tce RICHMOND 3121	\$3,055,000	28/10/2023
2			
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:

01/02/2024 15:44









Rooms: 4 Property Type: House Land Size: 204 sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price December quarter 2023: \$1,377,500

Comparable Properties



 113 Richmond Tce RICHMOND 3121 (REI)
 Agent Comments

 Image: 3
 Image: 1
 Image: 2

 Price: \$3,055,000
 Price: \$3,055,000

 Method: Auction Sale
 Date: 28/10/2023

 Property Type: House (Res)
 Prove (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.

Land Size: 377 sqm approx

Account - BigginScott | P: 03 9426 4000





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