## 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

37 Type Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	າ \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,450,000	Pro	operty Type	Ηοι	ISE		Suburb	Richmond
Period - From	15/07/2024	to	14/07/2025		So	urce	Property	y Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	3 Gough PI CREMORNE 3121	\$1,270,000	07/05/2025
2	42 Lithgow St ABBOTSFORD 3067	\$1,255,000	12/04/2025
3	7 Kenny St RICHMOND 3121	\$1,230,000	01/03/2025

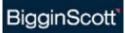
OR

**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:

15/07/2025 09:04









Rooms: 4 Property Type: House (Res) Land Size: 131 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 15/07/2024 - 14/07/2025: \$1,450,000

# **Comparable Properties**

Entrational States	3 Gough PI CREMORNE 3121 (REI/VG) 3 2 2 1 Price: \$1,270,000 Method: Sold Before Auction Date: 07/05/2025 Property Type: House (Res) Land Size: 115 sqm approx	Agent Comments
	42 Lithgow St ABBOTSFORD 3067 (VG) → 3 → → → → → → → → → → → → → → → → → →	Agent Comments
	7 Kenny St RICHMOND 3121 (REI/VG) 3 1 1 1 Price: \$1,230,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 128 sqm approx	Agent Comments

#### Account - BigginScott | P: 03 9426 4000



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