## 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	101/65 Stawell Street, Richmond Vic 3121
postcode	

#### Indicative selling price

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

Range between \$620,000 & \$650,000	Range between	\$620,000	&	\$650,000
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#### Median sale price

Median price	\$598,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	707/33 Judd St RICHMOND 3121	\$645,000	04/06/2025
2	14/55 Bendigo St RICHMOND 3121	\$642,000	02/04/2025
3	10/104 Rowena Pde RICHMOND 3121	\$628,000	21/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/06/2025 11:37









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$620,000 - \$650,000 **Median Unit Price** Year ending March 2025: \$598,500

## Comparable Properties



707/33 Judd St RICHMOND 3121 (REI)

Price: \$645,000 Method: Private Sale Date: 04/06/2025

Property Type: Apartment

**Agent Comments** 



14/55 Bendigo St RICHMOND 3121 (REI/VG)

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Price: \$642,000







**Agent Comments** 

Method: Private Sale Date: 02/04/2025 Property Type: Apartment



10/104 Rowena Pde RICHMOND 3121 (REI/VG)

Price: \$628,000

Method: Sold Before Auction

Date: 21/02/2025

Property Type: Apartment

**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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