

## 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

29 HULL STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,250

Property type

Unit

Suburb

Richmond

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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 6 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

64 KENT STREET RICHMOND VIC 3121	\$1,525,000	05-May-23
165 BRIGHTON STREET RICHMOND VIC 3121	\$1,500,000	25-Mar-23
16 CAMERON STREET RICHMOND VIC 3121	\$1,770,000	06-May-23

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 6 months.~~

This Statement of Information was prepared on: 22 May 2023



**64 KENT STREET RICHMOND VIC 3121**

Sold Price

<sup>RS</sup>

**\$1,525,000**

Sold Date

**05-May-23**

 3  3  1

Distance

**0.52km**



**165 BRIGHTON STREET RICHMOND VIC 3121**

Sold Price

**\$1,500,000**

Sold Date

**25-Mar-23**

 3  2  1

Distance

**1.69km**



**16 CAMERON STREET RICHMOND VIC 3121**

Sold Price

**\$1,770,000**

Sold Date

**06-May-23**

 3  3  1

Distance

**0.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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