

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 35 Mary Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,183,750 House Unit Suburb Richmond

Period - From 01/01/2019 to 31/03/2019 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	5 Charles St RICHMOND 3121	\$1,125,000	23/02/2019
2	58 Stanley St RICHMOND 3121	\$1,122,500	23/02/2019
3	30 Elizabeth St RICHMOND 3121	\$1,115,000	16/03/2019

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.



Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$1,150,000
Median House Price
 March quarter 2019: \$1,183,750

Comparable Properties



5 Charles St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 170 sqm approx



58 Stanley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,122,500
Method: Auction Sale
Date: 23/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 164 sqm approx



30 Elizabeth St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,115,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 151 sqm approx