

# 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

154 Mary 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)

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,206,750 Property Type House Suburb Richmond

Period - From 01/07/2019 to 30/09/2019 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	2 Kelso St CREMORNE 3121	\$1,760,000	12/08/2019
2	11 Carroll St RICHMOND 3121	\$1,790,000	06/07/2019
3	70a Cutter St RICHMOND 3121	\$1,915,000	25/05/2019

**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.~~

This Statement of Information was prepared on: 10/11/2019 09:00



3   2   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

September quarter 2019: \$1,206,750

## Comparable Properties



2 Kelso St CREMORNE 3121 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,760,000

**Method:** Private Sale

**Date:** 12/08/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 174 sqm approx



11 Carroll St RICHMOND 3121 (REI/VG)

Agent Comments

4   4   2

**Price:** \$1,790,000

**Method:** Auction Sale

**Date:** 06/07/2019

**Property Type:** House (Res)



70a Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** House (Res)

**Land Size:** 225 sqm approx