# 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

177 Mary Street, Richmond Vic 3121

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$1,600,000		&		\$1,750,000			
Median sale price								
Median price	\$1,425,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7 Hunter St RICHMOND 3121	\$1,725,000	04/12/2024
2	105 Kent St RICHMOND 3121	\$1,710,000	30/11/2024
3	42 Mary St RICHMOND 3121	\$1,655,000	07/04/2025

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.

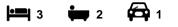
This Statement of Information was prepared on:

22/04/2025 11:01









**Property Type:** House Agent Comments

Mackenzie Field 9810 5000 0487 336 490 MackenzieField@jelliscraig.com.au

> Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price March quarter 2025: \$1,425,500

# **Comparable Properties**

7 Hunter St RICHMOND 3121 (REI/VG)   3 2   9 -   Price: \$1,725,000   Method: Private Sale   Date: 04/12/2024   Property Type: House   Land Size: 220 sqm approx	Agent Comments
105 Kent St RICHMOND 3121 (REI/VG)   1<	Agent Comments
42 Mary St RICHMOND 3121 (REI) 3 1 1 1 Price: \$1,655,000 Method: Private Sale Date: 07/04/2025 Property Type: House Land Size: 188 sqm approx	Agent Comments

### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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