

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

312 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,422,500 Property Type House Suburb Richmond

Period - From 01/01/2023 to 31/12/2023 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 Gibdon St BURNLEY 3121 | \$2,200,000 | 28/10/2023 |
| 2 | 19 Bunting St RICHMOND 3121 | \$1,950,000 | 12/11/2023 |
| 3 | 14 Wangaratta St RICHMOND 3121 | \$1,950,000 | 13/10/2023 |

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:

26/03/2024 10:06



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending December 2023: \$1,422,500

Comparable Properties



5 Gibdon St BURNLEY 3121 (REI/VG)

Agent Comments

4 2 1

Price: \$2,200,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 344 sqm approx



19 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,950,000

Method: Sold Before Auction

Date: 12/11/2023

Property Type: House (Res)

Land Size: 223 sqm approx



14 Wangaratta St RICHMOND 3121 (REI/VG)

Agent Comments

4 2 1

Price: \$1,950,000

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 217 sqm approx

Account - Jellis Craig | P: 03 9864 5000