

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 46 Farmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$608,500 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	73 Baker St RICHMOND 3121	\$1,037,000	19/04/2023
2	88 Gardner St RICHMOND 3121	\$1,075,000	08/04/2023
3	195 Burnley St RICHMOND 3121	\$1,100,000	03/05/2023

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: 04/08/2023 16:29



Rooms: 4
Property Type: House
Land Size: 162.385 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2023: \$608,500

Comparable Properties



73 Baker St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,037,000
Method: Sold Before Auction
Date: 19/04/2023
Property Type: House (Res)
Land Size: 147 sqm approx



88 Gardner St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,075,000
Method: Private Sale
Date: 08/04/2023
Property Type: House
Land Size: 207 sqm approx



195 Burnley St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 170 sqm approx

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455