

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

58 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,579,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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 | 9a Brooks St RICHMOND 3121 | \$2,300,000 | 20/03/2024 |
| 2 | 3 Lord PI RICHMOND 3121 | \$2,240,000 | 20/03/2024 |
| 3 | 17 Murray St RICHMOND 3121 | \$2,195,000 | 14/02/2024 |

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:

23/04/2024 14:10



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2024: \$1,579,500

Comparable Properties



9a Brooks St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$2,300,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)



3 Lord PI RICHMOND 3121 (REI)

Agent Comments

4 2 3

Price: \$2,240,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Land Size: 282 sqm approx



17 Murray St RICHMOND 3121 (REI)

Agent Comments

4 3 2

Price: \$2,195,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000