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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,579,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress 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.

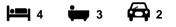
This Statement of Information was prepared on:

23/04/2024 14:10





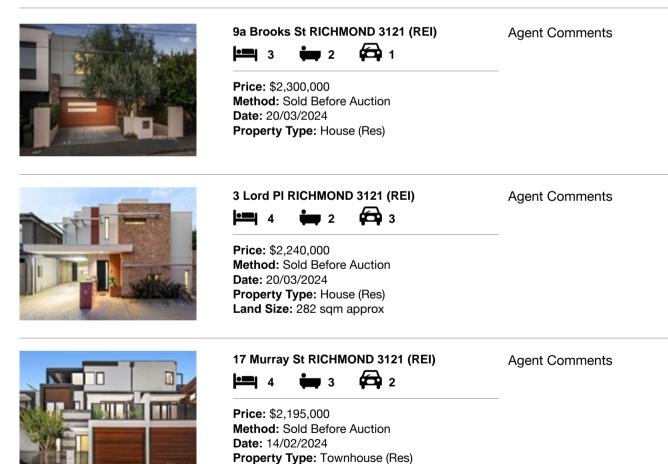




Property Type: House Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price March quarter 2024: \$1,579,500

Comparable Properties



Account - Jellis Craig | P: 03 9864 5000

propertydata



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