## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/178 Mary Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$320,000		&		\$350,000					
Median sale pi	rice									
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/05/2023	to	30/04/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	20/72 Baker St RICHMOND 3121	\$348,500	11/01/2024
2	11/90 Gardner St RICHMOND 3121	\$330,000	22/03/2024
3	5/81 Edinburgh St RICHMOND 3121	\$326,000	04/12/2023

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:

01/05/2024 10:42









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$320,000 - \$350,000 **Median Unit Price** 01/05/2023 - 30/04/2024: \$600,000

# **Comparable Properties**



20/72 Baker St RICHMOND 3121 (VG)

11/90 Gardner St RICHMOND 3121 (REI)



Price: \$348,500 Method: Sale Date: 11/01/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



Agent Comments



Price: \$330,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: Apartment

1



5/81 Edinburgh St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$326.000 Method: Sold Before Auction Date: 04/12/2023

Property Type: Unit

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





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