

# 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 9/178 Mary Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Richmond

Period - From 01/05/2023 to 30/04/2024 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	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



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**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)**

**Agent Comments**

1   -   -

**Price:** \$348,500

**Method:** Sale

**Date:** 11/01/2024

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**11/90 Gardner St RICHMOND 3121 (REI)**

**Agent Comments**

1   1   1

**Price:** \$330,000

**Method:** Sold Before Auction

**Date:** 22/03/2024

**Property Type:** Apartment



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

**Agent Comments**

1   1   1

**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