

# 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

149 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,402,500

Property Type House

Suburb Richmond

Period - From 01/01/2020

to 31/12/2020

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	22 Bennett St RICHMOND 3121	\$1,365,000	28/11/2020
2	5 Kelso St CREMORNE 3121	\$1,305,000	19/12/2020
3	103 Stawell St RICHMOND 3121	\$1,250,000	27/02/2021

**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:

12/04/2021 14:44



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending December 2020: \$1,402,500

## Comparable Properties



22 Bennett St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,365,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)



5 Kelso St CREMORNE 3121 (REI)

Agent Comments

3 1 1

Price: \$1,305,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)



103 Stawell St RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$1,250,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)