

# 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

1 Newry 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 \$1,450,000 & \$1,500,000

### Median sale price

Median price \$1,487,000 Property Type House Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	12 Moorhouse St RICHMOND 3121	\$1,510,000	11/12/2021
2	111 Kent St RICHMOND 3121	\$1,487,000	17/08/2021
3	56 Farmer St RICHMOND 3121	\$1,375,000	14/08/2021

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:

11/01/2022 15:45



2   1   2

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 198 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,500,000  
**Median House Price**  
Year ending September 2021: \$1,487,000

## Comparable Properties



12 Moorhouse St RICHMOND 3121 (REI)

Agent Comments

2   1   1

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 182 sqm approx



111 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,487,000  
**Method:** Sold Before Auction  
**Date:** 17/08/2021  
**Property Type:** House (Res)  
**Land Size:** 200 sqm approx



56 Farmer St RICHMOND 3121 (REI/VG)

Agent Comments

2   1   1

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 14/08/2021  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx