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

44 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	\$1,250,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	operty Type	Hou	ISE		Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021		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	50 Lyndhurst St RICHMOND 3121	\$1,295,000	10/11/2021
2	24 Green St CREMORNE 3121	\$1,275,000	12/11/2021
3	28 Canterbury St RICHMOND 3121	\$1,250,000	18/12/2021

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:

25/01/2022 12:02



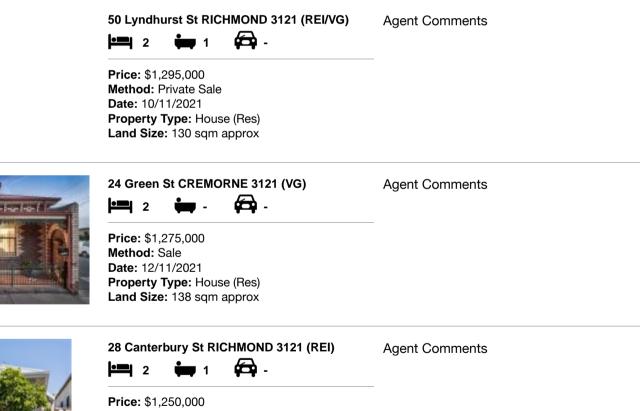






Rooms: 3 Property Type: House (Res) Land Size: 135 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price Year ending December 2021: \$1,510,000

Comparable Properties





Method: Auction Sale Date: 18/12/2021 Property Type: House (Res)

Account - Biggin & Scott | P: 03 9429 9177



property data

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