

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 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	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

50 Lyndhurst St RICHMOND 3121 (REI/VG) Agent Comments



**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 10/11/2021  
**Property Type:** House (Res)  
**Land Size:** 130 sqm approx



24 Green St CREMORNE 3121 (VG) Agent Comments



**Price:** \$1,275,000  
**Method:** Sale  
**Date:** 12/11/2021  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx



28 Canterbury St RICHMOND 3121 (REI) Agent Comments



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** House (Res)

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