# 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

51 Farmer Street, Richmond Vic 3121

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price | $1,195,000

## Median sale price

| Median price | $1,380,000 | Property Type | House | Suburb | Richmond |

| Period - From | 01/10/2024 | to | 31/12/2024 | 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 | 49 Bendigo St RICHMOND 3121 | $1,135,000 | 21/09/2024 |
| 2 | 22/96 Gwynne St CREMORNE 3121 | $1,150,000 | 20/07/2024 |
| 3 | 1/20 Leslie St RICHMOND 3121 | $1,160,000 | 09/10/2024 |

**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: | 17/01/2025 17:25

# 51 Farmer Street, Richmond Vic 3121

Ken Griffith
03 9967 8899
0418 548 423
ken.griffith@belleproperty.com

**Indicative Selling Price**
$1,195,000
**Median House Price**
December quarter 2024: $1,380,000



🛏 3    🛁 1    🚗 1

**Property Type:** Townhouse (Res)

Agent Comments

# Comparable Properties



### 49 Bendigo St RICHMOND 3121 (VG)

🛏 3    🛁 -    🚗 -

**Price:** $1,135,000
**Method:** Sale
**Date:** 21/09/2024
**Property Type:** Townhouse (Conjoined)

Agent Comments



### 22/96 Gwynne St CREMORNE 3121 (REI/VG)

🛏 3    🛁 2    🚗 1

**Price:** $1,150,000
**Method:** Auction Sale
**Date:** 20/07/2024
**Property Type:** Townhouse (Res)

Agent Comments



### 1/20 Leslie St RICHMOND 3121 (REI/VG)

🛏 3    🛁 1    🚗 2

**Price:** $1,160,000
**Method:** Sold Before Auction
**Date:** 09/10/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Belle Property Richmond   |  P: 03 9967 8899