

# 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

177 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

&

\$1,350,000

### Median sale price

Median price \$1,332,500

Property Type House

Suburb Richmond

Period - From 01/10/2019

to 31/12/2019

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 Lincoln St RICHMOND 3121	\$1,345,000	14/12/2019
2	10 Crimea St BURNLEY 3121	\$1,320,000	29/02/2020
3	23 Canterbury St RICHMOND 3121	\$1,260,000	14/12/2019

**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:

26/03/2020 19:25



3 1 0

**Property Type:** House (Res)  
**Land Size:** 168.274 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2019: \$1,332,500

## Comparable Properties



**50 Lincoln St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,345,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)  
**Land Size:** 125 sqm approx



**10 Crimea St BURNLEY 3121 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)



**23 Canterbury St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 173 sqm approx