### 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	56 Farmer Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,407,500	Pro	perty Type	House		Suburb	Richmond
Period - From	01/01/2021	to	31/03/2021		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.

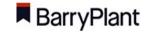
Ad	dress of comparable property	Price	Date of sale
1	200 Coppin St RICHMOND 3121	\$1,250,000	10/04/2021
2	19 Newry St RICHMOND 3121	\$1,215,000	20/03/2021
3	43 Neptune St RICHMOND 3121	\$1,170,000	18/02/2021

#### 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:	15/07/2021 12:37





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**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** March quarter 2021: \$1,407,500



Rooms: 3

Property Type: House (Res) Land Size: 138 sqm approx

**Agent Comments** 

## Comparable Properties



200 Coppin St RICHMOND 3121 (REI/VG)

**└──** 2





Price: \$1,250,000 Method: Auction Sale Date: 10/04/2021

Property Type: House (Res) Land Size: 159 sqm approx

**Agent Comments** 



19 Newry St RICHMOND 3121 (REI/VG)

**-**2





Price: \$1,215,000 Method: Auction Sale Date: 20/03/2021

Property Type: House (Res) Land Size: 231 sqm approx Agent Comments



43 Neptune St RICHMOND 3121 (REI/VG)





Price: \$1,170,000 Method: Auction Sale Date: 18/02/2021

Property Type: House (Res) Land Size: 141 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



