

# 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 5/109 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)

Single price \$320,000

### Median sale price

Median price \$525,000

Property Type Unit

Suburb Richmond

Period - From 28/01/2024

to 27/01/2025

Source Property Data

### 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	9/9 Tennyson St RICHMOND 3121	\$331,000	30/12/2024
2	1/9 Tennyson St RICHMOND 3121	\$325,000	08/11/2024
3	9/178 Mary St RICHMOND 3121	\$325,000	09/07/2024

**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:

28/01/2025 14:45



 1    1    1

**Rooms:** 2

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**9/9 Tennyson St RICHMOND 3121 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$331,000

**Method:** Private Sale

**Date:** 30/12/2024

**Property Type:** Apartment



**1/9 Tennyson St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Unit



**9/178 Mary St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 09/07/2024

**Property Type:** Unit