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	5/109 Mary Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$525,000	Pro	operty Type Uni	t		Suburb	Richmond
Period - From 28/01/2024	to	27/01/2025	Sou	urce	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

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 comparableproperties 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





Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

Indicative Selling Price \$320,000

Median Unit Price 28/01/2024 - 27/01/2025: \$525,000

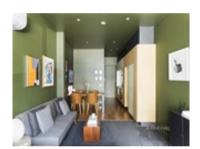


Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/9 Tennyson St RICHMOND 3121 (REI)



Price: \$331,000 Method: Private Sale Date: 30/12/2024

Property Type: Apartment

Agent Comments



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





Agent Comments





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









Agent Comments



Price: \$325.000 Method: Private Sale Date: 09/07/2024 Property Type: Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



