

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

63 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,310,000

House

X

Unit

Suburb

Richmond

Period - From 01/01/2017

to

31/12/2017

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	80 Hunter St RICHMOND 3121	\$1,101,000	25/11/2017
2	62 Appleton St RICHMOND 3121	\$1,070,000	21/12/2017
3	44 Neptune St RICHMOND 3121	\$1,055,000	07/10/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 156 sqm approx

Agent Comments

Comparable Properties



80 Hunter St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,101,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 96 sqm approx



62 Appleton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 21/12/2017

Rooms: 3

Property Type: House



44 Neptune St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 132 sqm approx