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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address	63 Mary Street, Richmond Vic 3121
Including suburb and	
postcode	

#### 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	Hou	ise 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.

Ad	dress 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.

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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2017: \$1,310,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 156 sqm approx

**Agent Comments** 

# Comparable Properties



80 Hunter St RICHMOND 3121 (REI/VG)

**└──** 2





Price: \$1,101,000 Method: Auction Sale

Date: 25/11/2017 Rooms: -

Property Type: House (Res) Land Size: 96 sqm approx



Price: \$1,070,000 Method: Private Sale Date: 21/12/2017 Rooms: 3

Property Type: House

62 Appleton St RICHMOND 3121 (REI)















Price: \$1,055,000 Method: Auction Sale Date: 07/10/2017 Rooms: 3

Property Type: House (Res) Land Size: 132 sqm approx

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**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.