## 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

122 Mary Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$630,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	11/06/2020	to	10/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	291 Burnley St RICHMOND 3121	\$1,155,000	15/05/2021
2	43 Neptune St RICHMOND 3121	\$1,170,000	18/02/2021
3	80 Gardner St RICHMOND 3121	\$1,160,000	29/01/2021

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:

11/06/2021 10:04









Property Type: House Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Unit Price** 11/06/2020 - 10/06/2021: \$630,500

# **Comparable Properties**



291 Burnley St RICHMOND 3121 (REI) • •

43 Neptune St RICHMOND 3121 (REI/VG)

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**6** 2 2

Price: \$1,155,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 198 sqm approx

Agent Comments

Agent Comments

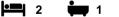


Price: \$1,170,000 Method: Auction Sale Date: 18/02/2021 Property Type: House (Res) Land Size: 141 sqm approx

2



80 Gardner St RICHMOND 3121 (REI/VG)



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Agent Comments

Price: \$1,160,000 Method: Private Sale Date: 29/01/2021 Property Type: House (Res) Land Size: 167 sqm approx

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173





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.