

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

286 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Richmond

Period - From 01/07/2021

to 30/09/2021

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	6 Peers St, Richmond, Vic 3121, Australia	\$1,120,000	27/05/2021
2	70 York St, Richmond, Vic 3121, Australia	\$1,230,000	07/08/2021
3	8 Francis St RICHMOND 3121	\$1,205,000	14/10/2021

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:

25/10/2021 11:48

286 Mary Street, Richmond Vic 3121

Ken Griffith
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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

September quarter 2021: \$1,655,000



3 1 0

Rooms: 4

Property Type: House (Res)

Land Size: 215 sqm approx

Agent Comments

Comparable Properties

6 Peers St, Richmond, Vic 3121, Australia
(REI)

Agent Comments

2 1 -

Price: \$1,120,000

Method:

Date: 27/05/2021

Property Type: House

70 York St, Richmond, Vic 3121, Australia
(REI)

Agent Comments

3 1 1

Price: \$1,230,000

Method:

Date: 07/08/2021

Property Type: House



8 Francis St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,205,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180