## 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 \$305,000

### Median sale price

| Median price \$5 | 525,000   | Pro | perty Type | Unit |        | Suburb   | Richmond |
|------------------|-----------|-----|------------|------|--------|----------|----------|
| Period - From 28 | 8/01/2024 | to  | 27/01/2025 |      | Source | 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

| Add | dress 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 |
|--|------------------|





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**Indicative Selling Price** \$320,000

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

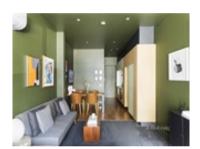


Rooms: 2

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



