

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

19 Newry 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 \$1,402,500

Property Type House

Suburb Richmond

Period - From 01/01/2020

to

31/12/2020

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	91 Baker St RICHMOND 3121	\$1,111,550	14/12/2020
2	31 Glass St RICHMOND 3121	\$1,102,500	16/01/2021
3	42 York St RICHMOND 3121	\$1,060,000	28/11/2020

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:

26/02/2021 16:10



2 1 1

Property Type: House (Res)

Land Size: 142 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2020: \$1,402,500

Comparable Properties



91 Baker St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,111,550

Method: Sold Before Auction

Date: 14/12/2020

Property Type: House (Res)

Land Size: 151 sqm approx



31 Glass St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,102,500

Method: Private Sale

Date: 16/01/2021

Property Type: House



42 York St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Private Sale

Date: 28/11/2020

Property Type: House

Land Size: 131 sqm approx