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	32 Farmer Street, Richmond Vic 3121

Indicative selling price

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

Single price $815,000

Median sale price

Median price $1,450,000 Property Type House Suburb Richmond

Period - From 01/10/2022 to 31/12/2022 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	55 Egan St RICHMOND 3121	$900,000	14/11/2022
2	5 Hodgson Tce RICHMOND 3121	$850,000	29/10/2022
3	141 Lennox St RICHMOND 3121	$805,000	10/09/2022

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: 25/02/2023 15:31

32 Farmer Street, Richmond Vic 3121



2 1 0

Property Type: House
Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price
$815,000
Median House Price
December quarter 2022: $1,450,000

Comparable Properties



55 Egan St RICHMOND 3121 (REI/VG)

2 1 -

Price: $900,000
Method: Sold Before Auction
Date: 14/11/2022
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments



5 Hodgson Tce RICHMOND 3121 (REI/VG)

2 1 -

Price: $850,000
Method: Private Sale
Date: 29/10/2022
Property Type: House
Land Size: 144 sqm approx

Agent Comments



141 Lennox St RICHMOND 3121 (REI/VG)

2 1 -

Price: $805,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments

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

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