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	167 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,472,500 Property Type House Suburb Richmond

Period - From 01/01/2022 to 31/03/2022 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	168 Charles St, Richmond, Vic 3121, Australia	$1,395,000	25/05/2022
2	22 The Crofts RICHMOND 3121	$1,445,000	02/04/2022
3	17 Mary St RICHMOND 3121	$1,385,000	05/03/2022

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: 03/06/2022 12:27

167 Mary Street, Richmond Vic 3121

Ken Griffith
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2 1

Rooms: 3
Property Type: House
Land Size: 167.475 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
March quarter 2022: $1,472,500

Comparable Properties



168 Charles St, Richmond, Vic 3121, Australia (REI)

2 1 -

Price: $1,395,000
Method:
Date: 25/05/2022
Property Type: House

Agent Comments



22 The Crofts RICHMOND 3121 (REI)

2 1 -

Price: $1,445,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)

Agent Comments



17 Mary St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,385,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments

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