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	68 Farmer Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

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

Period - From 12/12/2023 to 11/12/2024 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	Price	Date of sale
1	22 Wall St RICHMOND 3121	$1,539,000	24/08/2024
2	6 Montgomery St RICHMOND 3121	$1,475,000	21/08/2024
3	48a Neptune St RICHMOND 3121	$1,465,000	27/07/2024

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: 12/12/2024 13:15

68 Farmer Street, Richmond Vic 3121



3 2 1

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 137 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
12/12/2023 - 11/12/2024: $1,450,000

Comparable Properties



22 Wall St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,539,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments



6 Montgomery St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,475,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 103 sqm approx

Agent Comments



48a Neptune St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,465,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 151 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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