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	58 Mary Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,250,000 & $2,350,000

Median sale price

Median price $1,579,500 Property Type House Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	9a Brooks St RICHMOND 3121	$2,300,000	20/03/2024
2	3 Lord Pl RICHMOND 3121	$2,240,000	20/03/2024
3	17 Murray St RICHMOND 3121	$2,195,000	14/02/2024

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: 10/05/2024 09:37



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,250,000 - $2,350,000
Median House Price
March quarter 2024: $1,579,500

Comparable Properties



9a Brooks St RICHMOND 3121 (REI)

3 2 1

Price: $2,300,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)

Agent Comments



3 Lord Pl RICHMOND 3121 (REI)

4 2 3

Price: $2,240,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments



17 Murray St RICHMOND 3121 (REI/VG)

4 3 2

Price: $2,195,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Townhouse (Res)

Agent Comments

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