

# 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

1 Newry Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### 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	1 Fordham Ct RICHMOND 3121	\$1,295,000	23/02/2024
2	531 Swan St RICHMOND 3121	\$1,225,000	20/03/2024
3			

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:

18/05/2024 16:33



2 1 2

Property Type: House  
Land Size: 200 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,200,000 - \$1,300,000  
Median House Price  
March quarter 2024: \$1,579,500

## Comparable Properties



1 Fordham Ct RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,295,000  
Method: Private Sale  
Date: 23/02/2024  
Property Type: House  
Land Size: 180 sqm approx



531 Swan St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$1,225,000  
Method: Sold Before Auction  
Date: 20/03/2024  
Property Type: House (Res)

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.