

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 Farmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,272,500 Property Type House Suburb Richmond

Period - From 01/01/2020 to 31/03/2020 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	33 Wellington St CREMORNE 3121	\$1,051,000	02/04/2020
2	91 Wellington St CREMORNE 3121	\$1,015,000	16/05/2020
3	9 Bank St RICHMOND 3121	\$1,003,000	12/05/2020

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:

02/06/2020 09:21



Property Type: House (Previously Occupied - Detached)

Land Size: 139 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2020: \$1,272,500

Comparable Properties



33 Wellington St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,051,000

Method: Private Sale

Date: 02/04/2020

Property Type: House

Land Size: 192 sqm approx



91 Wellington St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 16/05/2020

Property Type: House (Res)



9 Bank St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,003,000

Method: Private Sale

Date: 12/05/2020

Property Type: House