

# 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 56 Farmer Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,407,500 Property Type House Suburb Richmond

Period - From 01/01/2021 to 31/03/2021 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	200 Coppin St RICHMOND 3121	\$1,250,000	10/04/2021
2	19 Newry St RICHMOND 3121	\$1,215,000	20/03/2021
3	43 Neptune St RICHMOND 3121	\$1,170,000	18/02/2021

**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: 15/07/2021 12:37



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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2021: \$1,407,500

## Comparable Properties



**200 Coppin St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**Property Type:** House (Res)  
**Land Size:** 159 sqm approx



**19 Newry St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** House (Res)  
**Land Size:** 231 sqm approx



**43 Neptune St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 18/02/2021  
**Property Type:** House (Res)  
**Land Size:** 141 sqm approx