



Sample Only

Your Exclusive Property Profile

FROM AUSTRALIA'S MOST AWARDED HOME LENDER*

85 ARMSTRONG ST, RICHMOND 3121

PREPARED BY Mobile Lender

CONTACT 1800 100 641

EXCLUSIVELY FOR Annabelle Citizen

85 Armstrong St, Richmond 3121



PRICE ESTIMATE Range for 85 Armstrong St, Richmond 3121

CURRENT MARKET PRICE ESTIMATE RANGE

Low	\$570,000
Midpoint	\$800,000
High	\$1,005,000

Note:
Note: The Price estimate range is indicative only and based on certain available information, and may not represent actual market value. It is provided as general information only, current as at the time of publication and does not constitute advice, whether in relation to valuation or otherwise, and may not be relied on as such

*Money Magazine Home Lender of the Year Award 2010, 2008, 2007, 2006 and 2005, and AFR Smart Investor Magazine Home Lender of the Year Award 2005, 2004, 2002, 2001, 2000 and 1999. Australian Lending Awards, Mortgage Lender of the Year 2011 and Best Investor Lender 2011. The Australian Lending Awards is an independent initiative of The Adviser and specialist research and advisory firm RFI.

This ANZ Property Profile is not a valuation and nor does it constitute valuation advice. The price estimate range is indicative only, based on certain available information, and may not represent actual market value. The Property Profile is provided as general information only, current as at the time of publication, and does not constitute advice, and may not be relied on as such. For valuation advice, we recommend that you seek an independent valuation.

85 Armstrong St, Richmond 3121



Property Type:	House
Attributes:	  
Land Size:	Approximately 1686 sqm
Local Govt:	City of Yarra
Distance to:	Melbourne CBD 3.9km

Features:

Air Conditioning, Heating, Fire Place, Polished Timber Floor, Separate Dining, Laundry, Study.

Situated within close proximity to: Richmond Plaza (207m); Lynall Hall Community School (342m); Primary School (420m); Central Church (451m); Uniting Church (473m); Epworth Hospital (488m); Salvation Army Church (549m);

[View recently listed advertisement \(Aug 11\)](#)

PRICE HISTORY for 85 Armstrong St, Richmond 3121

Final Sale Price History

Date	Price	Property Type	Type of Sale	Sale Result	Selling Agent
27/11/10	\$1,000,000	House	Auction	Sold	AAA Realty
30/09/08	\$950,000	House	Private Sale	Sold	ABC Real Estate
27/06/05	\$888,888	Land	Auction	Sold	AAA Realty
24/04/03	\$730,000	Land	Private Sale	Sold	Real Estate 123
01/01/01	\$550,000	Land	Auction	Sold	ABC Real Estate

On the market Price History

Advertised	Asking price	Property Type	Type of Sale	Selling Agent
27/11/10	\$950,000	House	Auction	ABC Real Estate
30/09/08	\$850,000	House	Private Sale	AAA Realty
27/06/05	\$750,000	Land	Auction	Real Estate 123
24/04/03	\$700,000	Land	Private Sale	Real Estate 123
01/01/01	\$500,000	Land	Auction	AAA Realty

SELECTED COMPARABLE PROPERTIES

Listed below are a selection of comparable properties. These were selected from the Australian Property Monitors database and are the closest match to the property at 85 Armstrong St, Richmond 3121.

Comparable Houses Recently Sold



**44 Samson Street,
 Richmond**



\$1,240,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 214m; Distance from subject property 221.5m; Heating; Study; Alarm

Sold Date:	10-Sep-10
Sale Result:	Sold – Private
Listed:	18-Sep-10
Listing Agent:	Real Estate 123



**28 Sample Street,
 Richmond**



\$1,223,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 352m; Distance from subject property 298m; Heating; Air-Conditioning; Pool; Ensuite; Study

Sold Date:	10-Sep-10
Sale Result:	Sold – Private
Listed:	18-Sep-10
Listing Agent:	ABC Real Estate



**173 Mark Road,
 Richmond**



\$900,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 305m; Distance from subject property 198m; Alarm; Air-Conditioning; Ensuite; Walk In Wardrobe;

Sold Date:	10-Sep-10
Sale Result:	Sold – Private
Listed:	18-Sep-10
Listing Agent:	Real Estate 123



**205 Sweet Place,
 Richmond**



\$950,000 Area Size: 8888 sqm

House; Nearest railway – North Richmond Stn – 198m; Distance from subject property 516m; Walk In Wardrobe; Heating; Polished Timber Floor;

Sold Date:	10-Sep-10
Sale Result:	Sold – Private
Listed:	18-Sep-10
Listing Agent:	AAA Realty

SELECTED COMPARABLE PROPERTIES

Comparable Houses On The Market



**21 Little Rd,
Richmond**



\$1,280,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 214m; Distance from subject property 221.5m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: Real Estate 123



**86 Richmond Pl,
Richmond**



\$950,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 352m; Distance from subject property 298m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: ABC Real Estate



**251 Raphael St,
Richmond**



\$890,000 Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 305m; Distance from subject property 198m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: Real Estate 123



**1/412 Goldsbrough Ln,
Richmond**



\$1,145,000 Area Size: 8888 sqm

House; Nearest railway – North Richmond Stn – 198m; Distance from subject property 516m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: AAA Realty

SELECTED COMPARABLE PROPERTIES

Comparable Houses Advertised For Rent



**133 Riversdale Rd,
Richmond**



\$330 per week Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 214m; Distance from subject property 221.5m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: Real Estate 123



**7 Summerlea Grv,
Richmond**



\$795 per week Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 352m; Distance from subject property 298m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: ABC Real Estate



**164 The Avenue,
Richmond**



\$540 per week Area Size: 8888 sqm

House; Nearest railway – Richmond Stn – 305m; Distance from subject property 198m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: Real Estate 123



**29 Almond Tce,
Richmond**



\$720 per week Area Size: 8888 sqm

House; Nearest railway – North Richmond Stn – 198m; Distance from subject property 516m;

Type of Sale: Private

Listed: 18-Sep-10

Listing Agent: AAA Realty

MARKET SNAPSHOT for Postcode 3121

Reported Sales

No. of Houses sold (last 12 mths)	878
Highest Sold Price	\$3,000,000
Lowest Sold Price	\$888,888
Median Sold Price	\$1,500,000

Local Market Activity

No. of Houses sold (last 12 mths)	878
Total no. of local houses	8888
Portion Sold (% turnover)	88%
Number Auctioned (last 12 months)	46

Advertised for Sale/Auction

No. of Houses sold (last 12 mths)	878
Highest Listing Price	\$4,000,000
Lowest Listing Price	\$750,000
Median Listing Price	\$1,500,000

Number sold at auction	700
Auction clearance rate	88%
Average time to sell (days)	46
Level of vendor discounting	8%

MARKET TRENDS

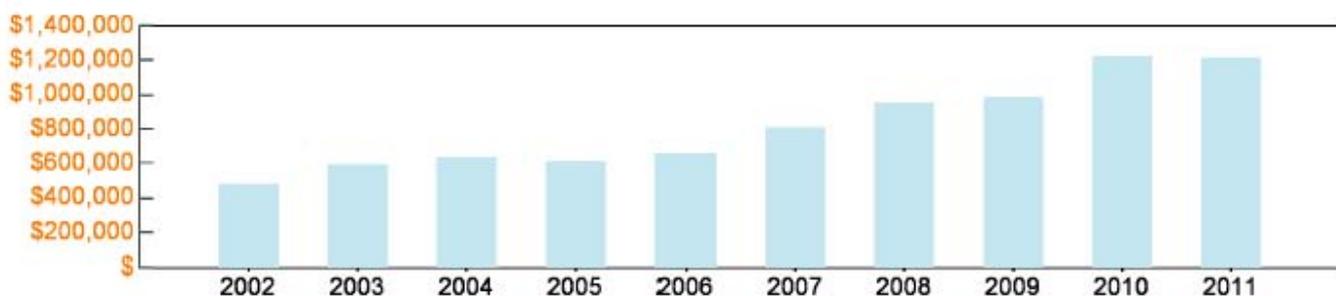
Recent Market Media Price Movement

Area Name	Median Price 2010	Median Price 2011	% change
Richmond 3121	\$2,000,000	Total no. of local houses	8
3121	\$1,500,000	Portion Sold (% turnover)	8%

Median House Price Trends in Richmond

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
\$ median (000)	\$400	\$429	\$460	\$482	\$510	\$573	\$680	\$651	\$770	\$888
% change from previous year	25%	7.2%	7.2%	4.8%	5.8%	12.4%	18.7%	-4.3%	18.3%	4%

Median Price Trends



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