## 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

78 Duke Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	tween \$1,350,000		&		\$1,450,000					
Median sale price										
Median price	\$1,352,000	Property Type Ho		Hou	ouse		Suburb	Richmond		
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17 Wellington St CREMORNE 3121	\$1,410,000	02/05/2020
2	33 Durham St RICHMOND 3121	\$1,380,000	12/06/2020
3	77 Mary St RICHMOND 3121	\$1,352,000	24/07/2020

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:

16/10/2020 11:12



78 Duke Street, Richmond Vic 3121







Rooms: 4 Property Type: House Land Size: 270.47 sqm approx Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price September quarter 2020: \$1,352,000

# **Comparable Properties**

17 Wellington St CREMORNE 3121 (REI/VG) 3 2 1 Price: \$1,410,000 Method: Auction Sale Date: 02/05/2020 Rooms: 4 Property Type: House (Res) Land Size: 125 sqm approx	Agent Comments
33 Durham St RICHMOND 3121 (REI/VG)   Image: 1 Image: 1   Price: \$1,380,000   Method: Private Sale   Date: 12/06/2020   Property Type: House   Land Size: 244 sqm approx	Agent Comments
77 Mary St RICHMOND 3121 (REI/VG) 2 1 2 Price: \$1,352,000 Method: Private Sale Date: 24/07/2020 Rooms: 3 Property Type: House Land Size: 155 sqm approx	Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.