

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 between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,352,000

Property Type House

Suburb Richmond

Period - From 01/07/2020

to 30/09/2020

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	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:

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3 1 0

Rooms: 4

Property Type: House

Land Size: 270.47 sqm approx

Agent Comments

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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)

Agent Comments

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



33 Durham St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,380,000

Method: Private Sale

Date: 12/06/2020

Property Type: House

Land Size: 244 sqm approx



77 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,352,000

Method: Private Sale

Date: 24/07/2020

Rooms: 3

Property Type: House

Land Size: 155 sqm approx