

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale
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Address	1 Dove Place, Richmond Vic 3121
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$1,075,000	&	\$1,182,500	
			Market and the second s	

# Median sale price

Median price	\$1,295,000	Hou	ıse X	Unit		Suburb	Richmond
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

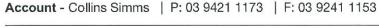
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale	
1	54a Kent St RICHMOND 3121	\$1,238,000	27/10/2018	
2	2 Dove PI RICHMOND 3121	\$1,175,000	21/11/2018	
3	15 Francis St RICHMOND 3121	\$1,175,000	25/10/2018	

#### OR

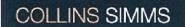
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable-properties were sold within two kilometres of the property for sale in the last six months.

















Rooms: **Property Type:** 

Agent Comments

Indicative Selling Price \$1.075.000 - \$1.182.500 **Median House Price** December quarter 2018: \$1,295,000

# Comparable Properties



54a Kent St RICHMOND 3121 (REI)

2





Price: \$1,238,000 Method: Auction Sale Date: 27/10/2018

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

2 Dove PI RICHMOND 3121 (REI)





Price: \$1,175,000

Method: Sold Before Auction

Date: 21/11/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

15 Francis St RICHMOND 3121 (REI)



2



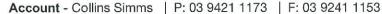


Price: \$1,175,000 Method: Private Sale Date: 25/10/2018

Rooms: 3

Property Type: House (Res)

Agent Comments



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