

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

44 Docker Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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	45 Rotherwood St RICHMOND 3121	\$2,000,000	04/11/2020
2	2 Park La SOUTH YARRA 3141	\$2,010,000	28/11/2020
3	4 Burgess St RICHMOND 3121	\$2,113,500	01/12/2020

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:

03/05/2021 16:36

44 Docker Street, Richmond Vic 3121

Daniel Atsis
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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2021: \$1,407,500



3 1 2

Rooms: 4

Property Type: House

Land Size: 267.848 sqm approx

Agent Comments

Comparable Properties



45 Rotherwood St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$2,000,000

Method: Sold Before Auction

Date: 04/11/2020

Property Type: House (Res)

Land Size: 140 sqm approx



2 Park La SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$2,010,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House

Land Size: 338 sqm approx



4 Burgess St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$2,113,500

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 212 sqm approx

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