## 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	44 Docker Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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### Median sale price

Median price	\$1,407,500	Pro	perty 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

Add	dress 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 comparableproperties 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





**Daniel Atsis** 03 9421 7100 0408 556 927

\$2,000,000 - \$2,200,000 **Median House Price** March quarter 2021: \$1,407,500

daniel.atsis@belleproperty.com **Indicative Selling Price** 





Rooms: 4

Property Type: House

Land Size: 267.848 sqm approx

**Agent Comments** 

# Comparable Properties



45 Rotherwood St RICHMOND 3121 (REI/VG)





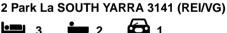
Method: Sold Before Auction

Date: 04/11/2020

Price: \$2,000,000

Property Type: House (Res) Land Size: 140 sqm approx





Price: \$2,010,000 Method: Auction Sale Date: 28/11/2020 Property Type: House Land Size: 338 sqm approx Agent Comments

**Agent Comments** 



4 Burgess St RICHMOND 3121 (REI/VG)





Price: \$2,113,500 Method: Private Sale Date: 01/12/2020 Property Type: House Land Size: 212 sqm approx Agent Comments

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



