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

10/2 Docker Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$637,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	13/41 Rockley Rd SOUTH YARRA 3141	\$680,000	13/09/2024
2	4/55 Darling St SOUTH YARRA 3141	\$640,000	17/08/2024
3	7/26 Charlotte St RICHMOND 3121	\$685,000	05/08/2024

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:

16/09/2024 10:20









Property Type: Apartment Agent Comments

Indicative Selling Price \$640,000 - \$670,000 Median Unit Price June quarter 2024: \$637,500

Comparable Properties



13/41 Rockley Rd SOUTH YARRA 3141 (REI)



Price: \$680,000 Method: Private Sale Date: 13/09/2024 Property Type: Apartment

4/55 Darling St SOUTH YARRA 3141 (REI)

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Price: \$640,000 Method: Auction Sale Date: 17/08/2024 Property Type: Apartment

7/26 Charlotte St RICHMOND 3121 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$685,000 Method: Sold Before Auction Date: 05/08/2024 Property Type: Unit

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propertydata

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