

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

9/7 Docker Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2019

to

31/12/2019

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	12/90 Gardner St RICHMOND 3121	\$380,000	01/10/2019
2	5/12 Dickens St RICHMOND 3121	\$355,000	29/10/2019
3	9/7 Davison St RICHMOND 3121	\$340,000	01/10/2019

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:

29/01/2020 14:47

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Indicative Selling Price
\$380,000

Median Unit Price
December quarter 2019: \$670,000



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Comparable Properties



12/90 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000
Method: Sold Before Auction
Date: 01/10/2019
Property Type: Unit



5/12 Dickens St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$355,000
Method: Private Sale
Date: 29/10/2019
Property Type: Apartment



9/7 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000
Method: Sale by Tender
Date: 01/10/2019
Rooms: 2
Property Type: Apartment