

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	5 Dickens Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,295,000	Hou	ise X	Unit		Suburb	Richmond
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

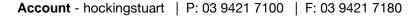
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17 Rotherwood St RICHMOND 3121	\$1,282,500	28/10/2017
2	128 Gwynne St CREMORNE 3121	\$1,265,500	25/11/2017
3	26 Green St CREMORNE 3121	\$1,250,000	09/01/2018

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.







Generated: 21/04/2018 15:34

hockingstuart









Rooms:

Property Type: House

Land Size: 150.696 sqm approx

Agent Comments

Indicative Selling Price \$1,295,000 **Median House Price** March guarter 2018: \$1,295,000

Comparable Properties



17 Rotherwood St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$1,282,500 Method: Auction Sale Date: 28/10/2017

Rooms: 3

Property Type: House (Res) Land Size: 167 sqm approx



128 Gwynne St CREMORNE 3121 (REI/VG)





Price: \$1,265,500 Method: Auction Sale Date: 25/11/2017

Rooms: 3

Property Type: House (Res) Land Size: 169 sqm approx **Agent Comments**









Agent Comments

Price: \$1,250,000 Method: Sale Date: 09/01/2018

Rooms: -

Property Type: House (Res) Land Size: 138 sqm approx

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





Generated: 21/04/2018 15:34

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.