

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 5 Dickens Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,295,000 House 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.

	Address 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.



Rooms:
Property Type: House
Land Size: 150.696 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
March quarter 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) **Agent Comments**



Price: \$1,265,500
Method: Auction Sale
Date: 25/11/2017
Rooms: 3
Property Type: House (Res)
Land Size: 169 sqm approx



26 Green St CREMORNE 3121 (VG) **Agent Comments**



Price: \$1,250,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 138 sqm approx