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

12/2-6 Docker Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$675,000

Median sale price

Median price	\$675,000	Pro	operty Type Unit	t	Sub	urb	Richmond
Period - From	01/01/2021	to	31/03/2021	Sou	Irce REI	/	

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.

Ado	dress of comparable property	Price	Date of sale
1	22/9 Tennyson St RICHMOND 3121	\$680,000	22/04/2021
2	208/18 Tanner St RICHMOND 3121	\$675,500	10/12/2020
3	124/253 Bridge Rd RICHMOND 3121	\$675,000	19/03/2021

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:

17/05/2021 12:37



12/2-6 Docker Street, Richmond Vic 3121







Property Type: Apartment Agent Comments Chris Burne 03 9421 1173 0412 310 535 chrisburne@burneproperty.com.au

> Indicative Selling Price \$675,000 Median Unit Price March quarter 2021: \$675,000

Comparable Properties



22/9 Tennyson St RICHMOND 3121 (REI)

208/18 Tanner St RICHMOND 3121 (REI/VG)

6 1



Price: \$680,000 Method: Sold Before Auction Date: 22/04/2021 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$675,500 Method: Sold Before Auction Date: 10/12/2020

Property Type: Apartment

2



124/253 Bridge Rd RICHMOND 3121 (REI)



Agent Comments

Price: \$675,000 Method: Private Sale Date: 19/03/2021 Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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.