

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,290,000

&

\$1,370,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Richmond

Period - From 18/05/2020

to

17/05/2021

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	43 Coppin St RICHMOND 3121	\$1,365,000	08/05/2021
2	12 Crimea St BURNLEY 3121	\$1,330,000	08/05/2021
3	299 Burnley St RICHMOND 3121	\$1,306,000	20/03/2021

**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:

18/05/2021 16:16

5 Dickens Street, Richmond Vic 3121

Peter Perrignon

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**Indicative Selling Price**

\$1,290,000 - \$1,370,000

**Median House Price**

18/05/2020 - 17/05/2021: \$1,400,000



2 1 1

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 151 sqm approx

Agent Comments

## Comparable Properties



**43 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)



**12 Crimea St BURNLEY 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)



**299 Burnley St RICHMOND 3121 (REI)**

Agent Comments

2 1 -

**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180