

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

6 Dove Place, Richmond Vic 3121

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$755,000

Property Type Townhouse

Suburb Richmond

Period - From 06/07/2020

to 05/07/2021

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	38 York St RICHMOND 3121	\$1,248,055	17/06/2021
2	37 Peers St RICHMOND 3121	\$1,150,000	20/03/2021
3	5/101 Crown St RICHMOND 3121	\$1,060,000	18/02/2021

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:

06/07/2021 09:46



Property Type: Townhouse
(Single)
Land Size: 2370 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
06/07/2020 - 05/07/2021: \$755,000

Comparable Properties



38 York St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,248,055
Method: Expression of Interest
Date: 17/06/2021
Property Type: Townhouse (Res)



37 Peers St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)
Land Size: 87 sqm approx



5/101 Crown St RICHMOND 3121 (VG)

Agent Comments



Price: \$1,060,000
Method: Sale
Date: 18/02/2021
Property Type: Townhouse (Conjoined)