

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

8 Duke Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Richmond

Period - From 01/04/2021

to 31/03/2022

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	78 York St RICHMOND 3121	\$1,351,000	16/03/2022
2	241 Burnley St RICHMOND 3121	\$1,337,000	02/04/2022
3	83 Cutter St RICHMOND 3121	\$1,255,000	19/03/2022

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:

16/05/2022 08:36



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,300,000

Median House Price

Year ending March 2022: \$1,505,000

Comparable Properties



78 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 16/03/2022

Property Type: House (Res)

Land Size: 160 sqm approx



241 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,337,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



83 Cutter St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,255,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Account - Biggin & Scott | P: 03 9429 9177