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

136 Dover Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$847,000	Pro	operty Type	Том	vnhouse		Suburb	Richmond
Period - From	11/04/2023	to	10/04/2024		So	ource	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.

Add	lress of comparable property	Price	Date of sale
1	34 Brighton St RICHMOND 3121	\$1,700,000	02/03/2024
2	56 Kent St RICHMOND 3121	\$1,632,000	14/10/2023
3	62 Kent St RICHMOND 3121	\$1,615,000	30/11/2023

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:

11/04/2024 14:57







Property Type: Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median Townhouse Price 11/04/2023 - 10/04/2024: \$847,000

Comparable Properties









Price: \$1,700,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)

56 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

Agent Comments

Price: \$1,632,000 Method: Auction Sale Date: 14/10/2023 Property Type: Townhouse (Res) Land Size: 208 sqm approx



62 Kent St RICHMOND 3121 (REI/VG)



3

Price: \$1,615,000 Method: Auction Sale Date: 30/11/2023 Property Type: Townhouse (Res)

Land Size: 156 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000



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