

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 consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$847,000 Property Type Townhouse Suburb Richmond

Period - From 11/04/2023 to 10/04/2024 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	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



34 Brighton St RICHMOND 3121 (REI)

Agent Comments



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



56 Kent St RICHMOND 3121 (REI/VG)

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)

Agent Comments



Price: \$1,615,000
Method: Auction Sale
Date: 30/11/2023
Property Type: Townhouse (Res)
Land Size: 156 sqm approx