

# 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

14 Duke 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,455,500

Property Type House

Suburb Richmond

Period - From 01/10/2022

to 30/09/2023

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	180 Stawell St RICHMOND 3121	\$1,305,000	10/11/2023
2	185 Dover St CREMORNE 3121	\$1,200,000	27/10/2023
3	183 Dover St CREMORNE 3121	\$1,200,000	23/10/2023

**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:

13/11/2023 12:59



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**Property Type:** House  
**Land Size:** 235sqm (approx.) sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,320,000  
**Median House Price**  
 Year ending September 2023: \$1,455,500

## Comparable Properties



180 Stawell St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$1,305,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2023  
**Property Type:** House  
**Land Size:** 287 sqm approx



185 Dover St CREMORNE 3121 (REI)

Agent Comments

 2   
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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 301 sqm approx



183 Dover St CREMORNE 3121 (REI)

Agent Comments

 3   
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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** House  
**Land Size:** 301 sqm approx

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