

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

17 Dickens Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,425,500 Property Type House Suburb Richmond

Period - From 09/04/2023 to 08/04/2024 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	23 Canterbury St RICHMOND 3121	\$1,583,000	14/03/2024
2	65 Cutter St RICHMOND 3121	\$1,585,000	29/02/2024
3	45 Charles St RICHMOND 3121	\$1,576,000	02/03/2024

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: 09/04/2024 10:42



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Property Type: House
Land Size: 183 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
09/04/2023 - 08/04/2024: \$1,425,500

Comparable Properties



23 Canterbury St RICHMOND 3121 (REI)

Agent Comments

 3  2  -

Price: \$1,583,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)



65 Cutter St RICHMOND 3121 (REI)

Agent Comments

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Price: \$1,585,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: House (Res)
Land Size: 215 sqm approx



45 Charles St RICHMOND 3121 (REI)

Agent Comments

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Price: \$1,576,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481