

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 Duke Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$608,500 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	42 Stawell St RICHMOND 3121	\$2,375,000	20/05/2023
2			
3			

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.

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Rooms: 5
Property Type: House (Res)
Land Size: 239 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,350,000 - \$2,550,000
Median Unit Price
June quarter 2023: \$608,500

Comparable Properties



42 Stawell St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$2,375,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 215 sqm approx

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.