# 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

18/2-6 Docker Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$607,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/71a Tanner St RICHMOND 3121	\$460,000	23/09/2023
2	308/1 Margaret St RICHMOND 3121	\$455,000	21/11/2023
3	104/8 Howard St RICHMOND 3121	\$440,000	20/11/2023

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:

17/01/2024 11:30









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$607,500

# **Comparable Properties**



2/71a Tanner St RICHMOND 3121 (REI/VG)



Price: \$460,000 Method: Auction Sale Date: 23/09/2023 Property Type: Apartment



308/1 Margaret St RICHMOND 3121 (REI/VG)

Agent Comments

Agent Comments



Price: \$455,000 Method: Private Sale Date: 21/11/2023 Property Type: Apartment

104/8 Howard St RICHMOND 3121 (REI)



Agent Comments

Price: \$440,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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