

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

26 Duke Street, Richmond Vic 3121

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,431,000 Property Type House Suburb Richmond

Period - From 02/05/2023 to 01/05/2024 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	2 Peers St RICHMOND 3121	\$900,000	21/03/2024
2	58 York St RICHMOND 3121	\$840,000	09/02/2024
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.~~

This Statement of Information was prepared on: 02/05/2024 15:40



Property Type: House (Previously Occupied - Detached)
Land Size: 122 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 02/05/2023 - 01/05/2024: \$1,431,000

Comparable Properties



2 Peers St RICHMOND 3121 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)



58 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 175 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.

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