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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$1,431,000	Pro	Property Type Hous		se		Suburb	Richmond
Period - From	02/05/2023	to	01/05/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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			

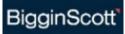
OR

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



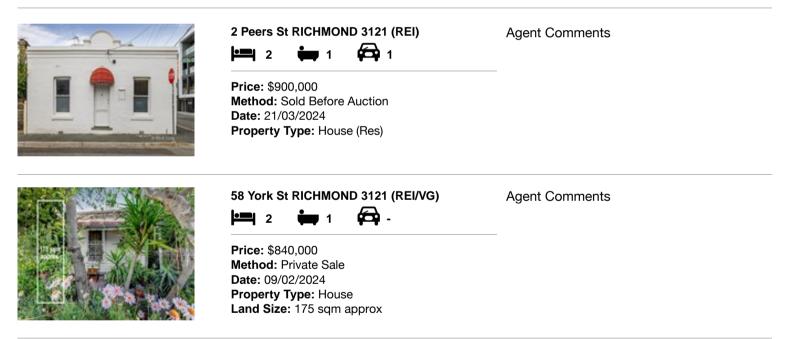






Property Type: House (Previously Occupied - Detached) Land Size: 122 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price 02/05/2023 - 01/05/2024: \$1,431,000

Comparable Properties



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.

Account - BigginScott | P: 03 9426 4000

propertydata



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