

## 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

3/7 DOCKER STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

306/339 BURNLEY STREET RICHMOND VIC 3121	\$410,000	08-Dec-23
1/10 BOSISTO STREET RICHMOND VIC 3121	\$390,000	14-Oct-23
12/16 DERBY STREET RICHMOND VIC 3121	\$380,000	01-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 07 March 2024



**306/339 BURNLEY STREET  
RICHMOND VIC 3121**

 1  1  1

Sold Price

**\$410,000**

Sold Date **08-Dec-23**

Distance **0.93km**



**1/10 BOSISTO STREET RICHMOND  
VIC 3121**

 1  1  -

Sold Price

**\$390,000**

Sold Date **14-Oct-23**

Distance **0.67km**



**12/16 DERBY STREET RICHMOND  
VIC 3121**

 1  1  -

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date **01-Mar-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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