

# 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

4/2 Dickens 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)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	5/177-179 Kent St RICHMOND 3121	\$690,000	04/05/2023
2	42/4 Tullo PI RICHMOND 3121	\$682,000	19/08/2023
3	16/200 Brighton St RICHMOND 3121	\$640,000	02/09/2023

**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:

24/10/2023 17:17



2   1   1

**Rooms:** 4  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$650,000  
**Median Unit Price**  
 September quarter 2023: \$597,500

## Comparable Properties



5/177-179 Kent St RICHMOND 3121 (REI)

Agent Comments

2   1   1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 04/05/2023  
**Property Type:** Apartment



42/4 Tullo PI RICHMOND 3121 (REI)

Agent Comments

2   1   1

**Price:** \$682,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** Apartment



16/200 Brighton St RICHMOND 3121 (REI)

Agent Comments

2   1   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Property Type:** Apartment

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