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

4/20-26 Docker Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2023	to	31/03/2024		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 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	23/16 Goodwood St RICHMOND 3121	\$796,000	28/05/2024
2	5/200 Lennox St RICHMOND 3121	\$710,000	22/12/2023
3	108/28 Tanner St RICHMOND 3121	\$700,000	01/03/2024

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:

30/05/2024 15:06









Property Type: Apartment Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price Year ending March 2024: \$601,000

Comparable Properties



23/16 Goodwood St RICHMOND 3121 (REI) Agent Comments



Price: \$796,000 Method: Private Sale Date: 28/05/2024 Property Type: Townhouse (Single)

Agent Comments



Price: \$710,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

2

108/28 Tanner St RICHMOND 3121 (REI/VG)

5/200 Lennox St RICHMOND 3121 (REI/VG)



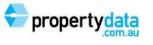
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Agent Comments

Price: \$700,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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