

# 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

63 Duke 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,426,000 Property Type House 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	46 Farmer St RICHMOND 3121	\$1,015,000	01/09/2023
2	44 Peers St RICHMOND 3121	\$975,000	18/10/2023
3	29 Cooke St ABBOTSFORD 3067	\$955,000	23/09/2023

**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:

31/10/2023 16:53

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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 121 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
September quarter 2023: \$1,426,000

## Comparable Properties



**46 Farmer St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 01/09/2023  
**Property Type:** House (Res)  
**Land Size:** 162 sqm approx



**44 Peers St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$975,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2023  
**Property Type:** House (Res)



**29 Cooke St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)

Account - Belle Property Richmond | P: 03 9967 8899