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	66 Duke Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,410,000

Median sale price

Median price $1,422,500 Property Type House Suburb Richmond

Period - From 09/12/2023 to 08/12/2024 Source Property Data

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	6b Crown St RICHMOND 3121	$1,340,000	14/09/2024
2	3 Newry St RICHMOND 3121	$1,456,000	31/08/2024
3	14 Park St RICHMOND 3121	$1,395,000	31/08/2024

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: 09/12/2024 09:28

66 Duke Street, Richmond Vic 3121



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Property Type: House (Previously Occupied - Detached)
Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price
$1,410,000
Median House Price
09/12/2023 - 08/12/2024: $1,422,500

Comparable Properties



6b Crown St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,340,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments



3 Newry St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,456,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 199 sqm approx

Agent Comments



14 Park St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,395,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 116 sqm approx

Agent Comments

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

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