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	17 Duke Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $580,000 Property Type Unit Suburb Richmond

Period - From 01/10/2022 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	9 Moorhouse St RICHMOND 3121	$2,220,000	29/05/2023
2	43 Bendigo St RICHMOND 3121	$2,262,500	23/05/2023
3	10 Boland St RICHMOND 3121	$2,350,000	01/05/2023

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: 26/10/2023 11:30

17 Duke Street, Richmond Vic 3121



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median Unit Price
Year ending September 2023: $580,000

Comparable Properties



9 Moorhouse St RICHMOND 3121 (REI/VG)

4 1 1

Price: $2,220,000
Method: Sold Before Auction
Date: 29/05/2023
Property Type: House (Res)
Land Size: 231 sqm approx

Agent Comments



43 Bendigo St RICHMOND 3121 (REI/VG)

3 2 4

Price: $2,262,500
Method: Private Sale
Date: 23/05/2023
Property Type: House
Land Size: 147 sqm approx

Agent Comments



10 Boland St RICHMOND 3121 (REI/VG)

3 2 1

Price: $2,350,000
Method: Private Sale
Date: 01/05/2023
Property Type: House
Land Size: 242 sqm approx

Agent Comments

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

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