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	6 Dove Place, Richmond Vic 3121

Indicative selling price

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

Single price $1,260,000

Median sale price

Median price $722,500 Property Type Townhouse Suburb Richmond

Period - From 27/04/2022 to 26/04/2023 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	58 Little Kent St RICHMOND 3121	$1,365,000	22/04/2023
2	8/52a Lyndhurst St RICHMOND 3121	$1,220,000	18/03/2023
3			

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: 27/04/2023 16:34

6 Dove Place, Richmond Vic 3121



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,260,000
Median Townhouse Price
27/04/2022 - 26/04/2023: $722,500

Comparable Properties



58 Little Kent St RICHMOND 3121 (REI)

2 1 1

Price: $1,365,000
Method: Auction Sale
Date: 22/04/2023
Property Type: Townhouse (Res)

Agent Comments



8/52a Lyndhurst St RICHMOND 3121 (REI)

3 2 1

Price: $1,220,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Townhouse (Res)

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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