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	8 Dickens Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,405,000 Property Type House Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	221 Punt Rd RICHMOND 3121	$1,650,000	27/05/2024
2	316 Mary St RICHMOND 3121	$1,568,000	06/04/2024
3	21 Abinger St RICHMOND 3121	$1,470,000	23/03/2024

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: 25/07/2024 14:57

8 Dickens Street, Richmond Vic 3121

Aaron Chuah
0408 828 000
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3 2 2

Property Type: House
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2024: $1,405,000

Comparable Properties



221 Punt Rd RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 27/05/2024
Property Type: House (Res)
Land Size: 262 sqm approx

Agent Comments



316 Mary St RICHMOND 3121 (REI/VG)

3 2 -

Price: $1,568,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments



21 Abinger St RICHMOND 3121 (REI/VG)

3 2 -

Price: $1,470,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments

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