

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address **8/20 Docker Street, Richmond**

Including suburb or locality and postcode **VIC 3121**

Indicative selling price

For the meaning of this price see consumervic.gov.au/underquoting (*delete single price or range as applicable)

Single price \$ or range between \$ **720,000** & \$ **770,000**

Median sale price

(*Select house or unit as applicable)

Median price \$ **582,500** *House *Unit Suburb or locality **Richmond**

Period - from **January 2017** to **March 2017** Source **REIV**

Comparable property sales

(*Select A or B as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 4/201 Dover Street, Cremorne	\$ 740,000	20/03/2017
2 5/71a Tanner Street, Richmond	\$ 739,000	11/01/2017
3 213/140 Swan Street, Richmond	\$ 765,000	17/03/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Biggin & Scott Richmond

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