



2 -

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$685,000
Median House Price
March quarter 2017: \$1,482,500

Comparable Properties



21/343 Church St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 12/05/2017
Rooms: 3
Property Type: Apartment



411/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$705,000
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: Apartment



109/61 Stawell St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$700,000
Method: Sale
Date: 30/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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 101/27 Dickmann Street, Richmond Vic 3121

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$1,482,500

House X

Suburb Richmond

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21/343 Church St RICHMOND 3121	\$710,000	12/05/2017
411/8 Grosvenor St ABBOTSFORD 3067	\$705,000	02/05/2017
109/61 Stawell St RICHMOND 3121	\$700,000	30/03/2017