

## 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

204/71 ABINGER STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 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

208/59 COPPIN STREET RICHMOND VIC 3121	\$505,000	29-Aug-23
722/1 DYER STREET RICHMOND VIC 3121	\$488,000	13-Sep-23
715/1 DYER STREET RICHMOND VIC 3121	\$502,000	08-Dec-23

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 6 months.~~

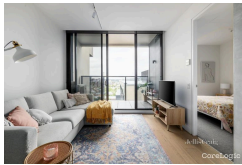
This Statement of Information was prepared on: 20 February 2024

**208/59 COPPIN STREET  
RICHMOND VIC 3121**

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Sold Price **\$505,000** Sold Date **29-Aug-23**Distance **0km****722/1 DYER STREET RICHMOND  
VIC 3121**

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Sold Price **\$488,000** Sold Date **13-Sep-23**Distance **0.33km****715/1 DYER STREET RICHMOND  
VIC 3121**

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Sold Price **\$502,000** Sold Date **08-Dec-23**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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