

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

215/11 DAVID STREET RICHMOND VIC 3121

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,383,500

Property type

Other

Suburb

Richmond

Period-from

01 Sep 2022

to

31 Aug 2023

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

105/11 DAVID STREET RICHMOND VIC 3121	\$596,000	11-Mar-23
306/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$585,000	14-Aug-23
607/36 REGENT STREET RICHMOND VIC 3121	\$645,000	18-Jul-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: 01 September 2023



**105/11 DAVID STREET RICHMOND
VIC 3121**

 2  1  1

Sold Price **\$596,000** Sold Date **11-Mar-23**

Distance **0km**



**306/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

 2  1  1

Sold Price ^{RS} **\$585,000** Sold Date **14-Aug-23**

Distance **1.96km**



**607/36 REGENT STREET
RICHMOND VIC 3121**

 2  1  1

Sold Price ^{RS} **\$645,000** Sold Date **18-Jul-23**

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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