

# 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

277 Coppin 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)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,455,500 Property Type House Suburb Richmond

Period - From 01/10/2022 to 30/09/2023 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	14 Elm Gr RICHMOND 3121	\$1,580,000	01/08/2023
2	6 Charles St RICHMOND 3121	\$1,520,000	09/09/2023
3	9 Shamrock St RICHMOND 3121	\$1,400,000	19/08/2023

**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:

30/10/2023 15:54



 2  
  1  
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending September 2023: \$1,455,500

## Comparable Properties



14 Elm Gr RICHMOND 3121 (VG)

Agent Comments

 2  
  -  
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**Price:** \$1,580,000

**Method:** Sale

**Date:** 01/08/2023

**Property Type:** House - Attached House N.E.C.

**Land Size:** 221 sqm approx



6 Charles St RICHMOND 3121 (REI)

Agent Comments

 2  
  1  
  1

**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 182 sqm approx



9 Shamrock St RICHMOND 3121 (REI)

Agent Comments

 2  
  1  
  2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9864 5000