

# 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 307/12 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$608,500 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	2/29 River St RICHMOND 3121	\$1,455,000	02/09/2023
2	1001/33 Judd St RICHMOND 3121	\$1,275,000	25/06/2023
3	51/190 Albert St EAST MELBOURNE 3002	\$1,205,000	02/08/2023

**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: 04/10/2023 14:06



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**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median Unit Price**  
June quarter 2023: \$608,500

## Comparable Properties



**2/29 River St RICHMOND 3121 (REI)**

3 2 2

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Apartment

Agent Comments

Same specs  
Similarly preferable location  
But better views



**1001/33 Judd St RICHMOND 3121 (REI)**

3 2 2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 25/06/2023  
**Property Type:** Apartment

Agent Comments

Same specs  
Similarly preferable complex



**51/190 Albert St EAST MELBOURNE 3002 (REI)**

3 2 1

**Price:** \$1,205,000  
**Method:** Sold Before Auction  
**Date:** 02/08/2023  
**Property Type:** Unit

Agent Comments

Similar specs & layout  
Less updated & one less OSP

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