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

315/140 Swan Street, Richmond Vic 3121

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price	$653,000	Property Type	Unit	Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023	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
1 302/18 Coppin St RICHMOND 3121	$720,000	04/02/2024
2 404/18 Coppin St RICHMOND 3121	$656,000	21/11/2023
3 706/140 Swan St CREMORNE 3121	$650,000	08/11/2023

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.~~

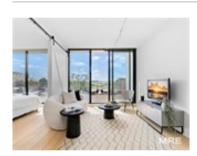This Statement of Information was prepared on: 20/03/2024 09:30

CONSUMER AFFAIRS VICTORIA

315/140 Swan Street, Richmond Vic 3121

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
December quarter 2023: $653,000

Comparable Properties

302/18 Coppin St RICHMOND 3121 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $720,000
Method: Private Sale
Date: 04/02/2024
Property Type: Apartment

Agent Comments

404/18 Coppin St RICHMOND 3121 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $656,000
Method: Private Sale
Date: 21/11/2023
Property Type: Apartment

Agent Comments

706/140 Swan St CREMORNE 3121 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $650,000
Method: Sale
Date: 08/11/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000