

# 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 402/8-10 New 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 \$600,000 & \$650,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Richmond

Period - From 01/07/2023 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	404/18 Coppin St RICHMOND 3121	\$656,000	21/11/2023
2	215/11 David St RICHMOND 3121	\$611,500	01/12/2023
3	205/1 Dyer St RICHMOND 3121	\$595,000	16/10/2023

**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: 21/12/2023 15:00



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

September quarter 2023: \$597,500

## Comparable Properties



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

Agent Comments

 2    1    1

**Price:** \$656,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Apartment



**215/11 David St RICHMOND 3121 (REI)**

Agent Comments

 2    1    1

**Price:** \$611,500

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Apartment



**205/1 Dyer St RICHMOND 3121 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9864 5000