

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

501/14 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

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

710/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$565,000	05-Dec-23
416/14 DAVID STREET RICHMOND VIC 3121	\$590,000	22-Jan-24
615/14 DAVID STREET RICHMOND VIC 3121	\$550,000	28-Oct-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: 13 February 2024



**710/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$565,000** Sold Date **05-Dec-23**

Distance **0.46km**



**416/14 DAVID STREET RICHMOND
VIC 3121**

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **22-Jan-24**

Distance **0km**



**615/14 DAVID STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$550,000** Sold Date **28-Oct-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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