Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 507/14 David Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$575,000		&		\$625,000					
Median sale pi	rice									
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	304/38 Elizabeth St RICHMOND 3121	\$625,000	28/03/2024
2	409/6 Lord St RICHMOND 3121	\$625,000	20/03/2024
3	215/11 David St RICHMOND 3121	\$611,500	01/12/2023

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:

24/04/2024 11:12







Property Type: Apartment Agent Comments

Marcus Kassab 03 8415 6100 0412 987 006 marcuskassab@jelliscraig.com.au

> Indicative Selling Price \$575,000 - \$625,000 Median Unit Price March quarter 2024: \$575,000

Comparable Properties



304/38 Elizabeth St RICHMOND 3121 (REI)

409/6 Lord St RICHMOND 3121 (REI)

1



Price: \$625,000 Method: Private Sale Date: 28/03/2024 Property Type: Unit

2



Price: \$625,000 Method: Sold Before Auction Date: 20/03/2024 Property Type: Apartment

215/11 David St RICHMOND 3121 (REI)



Agent Comments



Price: \$611,500 Method: Private Sale Date: 01/12/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



propertydata

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Agent Comments

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