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

7/183 Coppin Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$310,000		&		\$330,000			
Median sale pr	rice							
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	16/04/2023	to	15/04/2024		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	11/90 Gardner St RICHMOND 3121	\$330,000	22/03/2024
2	8/13 Lambert St RICHMOND 3121	\$312,500	22/03/2024
3	12/54-62 Bendigo St RICHMOND 3121	\$310,000	16/03/2024

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:

16/04/2024 10:38









Rooms: 2 Property Type: Apartment Agent Comments

Indicative Selling Price \$310,000 - \$330,000 **Median Unit Price** 16/04/2023 - 15/04/2024: \$530,000

Comparable Properties



11/90 Gardner St RICHMOND 3121 (REI)



Price: \$330,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: Apartment

Agent Comments



8/13 Lambert St RICHMOND 3121 (REI)

Agent Comments





Price: \$312,500 Method: Sold Before Auction Date: 22/03/2024 Property Type: Apartment

12/54-62 Bendigo St RICHMOND 3121 (REI)



Agent Comments



Price: \$310.000 Method: Auction Sale Date: 16/03/2024 Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



propertydata

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