

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 consumer.vic.gov.au/underquoting

Range between \$310,000 & \$330,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Richmond

Period - From 16/04/2023 to 15/04/2024 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	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



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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)

Agent Comments

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



8/13 Lambert St RICHMOND 3121 (REI)

Agent Comments

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



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

Agent Comments

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Price: \$310,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000