

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

807/14 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

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2020

to

31 Dec 2020

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

48/73 River Street Richmond VIC 3121	\$680,000	22-Dec-20
314/205 Burnley Street Richmond VIC 3121	\$700,000	19-Oct-20
301/12 Coppin Street Richmond VIC 3121	\$718,000	12-Nov-20

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: 22 January 2021



48/73 River Street Richmond VIC 3121

Sold Price

^{RS} **\$680,000** Sold Date **22-Dec-20**

 2  2  1

Distance **0.46km**



314/205 Burnley Street Richmond VIC 3121

Sold Price

\$700,000 Sold Date **19-Oct-20**

 2  2  1

Distance **0.65km**



301/12 Coppin Street Richmond VIC 3121

Sold Price

\$718,000 Sold Date **12-Nov-20**

 2  2  1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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