

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

420/14 David Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$470,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2019

to 30/09/2020

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	814/1 Dyer St RICHMOND 3121	\$460,000	18/10/2020
2	602/486 Victoria St RICHMOND 3121	\$450,000	26/11/2020
3	305/45-49 York St RICHMOND 3121	\$433,000	28/09/2020

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:

17/12/2020 12:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending September 2020: \$615,000

Comparable Properties

814/1 Dyer St RICHMOND 3121 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 18/10/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



602/486 Victoria St RICHMOND 3121 (REI)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 26/11/2020

Property Type: Apartment



305/45-49 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$433,000

Method: Private Sale

Date: 28/09/2020

Property Type: Apartment