

## 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

255 COPPIN STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,750,000

&

\$2,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Richmond

Period-from

01 Jul 2023

to

30 Jun 2024

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

42 ELM GROVE RICHMOND VIC 3121	\$2,810,000	07-Jul-24
14 DAVIS STREET RICHMOND VIC 3121	\$3,325,000	23-Apr-24
130 LORD STREET RICHMOND VIC 3121	\$2,750,000	18-Apr-24

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: 23 July 2024

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**42 ELM GROVE RICHMOND VIC  
3121**

4 2 -

Sold Price <sup>RS</sup> **\$2,810,000** <sup>UN</sup> Sold Date **07-Jul-24**Distance **0.45km****14 DAVIS STREET RICHMOND VIC  
3121**

4 3 2

Sold Price <sup>RS</sup> **\$3,325,000** <sup>UN</sup> Sold Date **23-Apr-24**Distance **0.19km****130 LORD STREET RICHMOND VIC  
3121**

4 2 1

Sold Price <sup>RS</sup> **\$2,750,000** <sup>UN</sup> Sold Date **18-Apr-24**Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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