

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

705/11 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

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,392,500

Property type

House

Suburb

Richmond

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/86 Burnley Street Richmond VIC 3121	\$660,000	12-Aug-21
5/86 Burnley Street Richmond VIC 3121	\$710,000	07-Aug-21
201/11 David Street Richmond VIC 3121	\$682,000	29-Jun-21

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: 27 September 2021

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3/86 Burnley Street Richmond VIC 3121

Sold Price

^{RS} **\$660,000**

Sold Date

12-Aug-21

 2  2  1

Distance

0.3km



5/86 Burnley Street Richmond VIC 3121

Sold Price

^{RS} **\$710,000**

Sold Date

07-Aug-21

 2  1  2

Distance

0.3km



201/11 David Street Richmond VIC 3121

Sold Price

\$682,000

Sold Date

29-Jun-21

 2  2  2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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