

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

201/12 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$465,000

&

\$511,500

Median sale price

Median price

\$637,500

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2024

to

30/06/2024

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	220/253 Bridge Rd RICHMOND 3121	\$464,000	26/08/2024
2	23/125 Turner St ABBOTSFORD 3067	\$459,000	18/08/2024
3	704/251 Johnston St ABBOTSFORD 3067	\$485,000	14/08/2024

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:

20/09/2024 12:55



Property Type: Apartment

Agent Comments

MRE

Comparable Properties



220/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$464,000

Method: Private Sale

Date: 26/08/2024

Property Type: Apartment



23/125 Turner St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$459,000

Method: Private Sale

Date: 18/08/2024

Property Type: Apartment



704/251 Johnston St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$485,000

Method: Private Sale

Date: 14/08/2024

Property Type: Apartment