

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

301/12 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Single price \$770,000

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	504/9 Griffiths St RICHMOND 3121	\$767,500	04/07/2020
2	415/2 Mcgoun St RICHMOND 3121	\$755,000	30/06/2020
3	302/47 Peel St COLLINGWOOD 3066	\$750,000	22/06/2020

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:

15/10/2020 16:22



Property Type: Apartment

Agent Comments

Comparable Properties



504/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$767,500

Method: Sold Before Auction

Date: 04/07/2020

Rooms: 4

Property Type: Apartment



415/2 MCGOUN ST RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 30/06/2020

Property Type: Apartment



302/47 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 22/06/2020

Property Type: Apartment