

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

11 Davison Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,426,000

Property Type House

Suburb Richmond

Period - From 01/07/2023

to

30/09/2023

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	20 Richmond Tce RICHMOND 3121	\$1,550,000	27/05/2023
2	37 Clarke St ABBOTSFORD 3067	\$1,400,000	31/08/2023
3	52 Gipps St COLLINGWOOD 3066	\$1,375,000	28/07/2023

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:

23/11/2023 13:15



3 1.5 1

Property Type: House (Previously Occupied - Detached)
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
September quarter 2023: \$1,426,000

Comparable Properties



20 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,550,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 173 sqm approx



37 Clarke St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: House (Res)
Land Size: 176 sqm approx



52 Gipps St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 1 1

Price: \$1,375,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 163 sqm approx