

# 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

1/47 Davison 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)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2020

to

31/03/2020

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	12/39-45 Somerset St RICHMOND 3121	\$446,000	15/02/2020
2	6/5-7 Princes St ABBOTSFORD 3067	\$446,000	30/11/2019
3	5/42-44 Nicholson St ABBOTSFORD 3067	\$420,000	21/03/2020

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:

13/05/2020 17:21

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2020: \$655,000



2 1 1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/39-45 Somerset St RICHMOND 3121**  
(REI/VG)

Agent Comments

2 1 1

**Price:** \$446,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Rooms:** 3

**Property Type:** Apartment



**6/5-7 Princes St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$446,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 3

**Property Type:** Apartment

**5/42-44 Nicholson St ABBOTSFORD 3067**  
(REI)

Agent Comments

2 1 1

**Price:** \$420,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Apartment