

# 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

417/ 11 David 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)

Indication price range

\$425,000 to \$445,000

### Median sale price

Median price

\$605,000

Property type

Unit

Suburb

Richmond

Period - From

13/11/2023

to

13/11/2024

Source

Propertydata.com.au

### Comparable property sales

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. 710/ 11 David Street, Richmond VIC 3121	\$455,000	27/10/2024
2. 2/ 66 Buckingham Street, Richmond VIC 3121	\$435,000	03/07/2024
3. 405/ 6 Lord Street, Richmond VIC 3121	\$433,000	03/05/2024
4. 204/ 14 David Street, Richmond VIC 3121	\$420,000	25/03/2024

This Statement of Information was prepared on:

13<sup>th</sup> November 2024