

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

105/14 David Street, Richmond Vic 3121

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Richmond

Period - From 17/09/2020 to 16/09/2021 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	310/20 Burnley St RICHMOND 3121	\$630,000	20/05/2021
2	94/73 River St RICHMOND 3121	\$630,000	23/03/2021
3	107/205 Burnley St RICHMOND 3121	\$600,000	05/05/2021

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:

17/09/2021 10:04



2 2 1

Property Type: Strata Unit/Flat

Land Size: 28300 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

17/09/2020 - 16/09/2021: \$635,000

Comparable Properties



310/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment



94/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 23/03/2021

Property Type: Unit



107/205 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951