

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

610/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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	202/1 Railway PI CREMORNE 3121	\$595,000	04/11/2023
2	205/1 Dyer St RICHMOND 3121	\$595,000	16/10/2023
3	416/14 David St RICHMOND 3121	\$590,000	22/01/2024

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:

07/02/2024 15:46

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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000
Median Unit Price
December quarter 2023: \$653,000

Comparable Properties



202/1 Railway PI CREMORNE 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$595,000
Method: Private Sale
Date: 04/11/2023
Property Type: Apartment



205/1 Dyer St RICHMOND 3121 (REI/VG) **Agent Comments**

2 1 1

Price: \$595,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment



416/14 David St RICHMOND 3121 (REI) **Agent Comments**

2 1 1

Price: \$590,000
Method: Private Sale
Date: 22/01/2024
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899