

# 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

302/18 Coppin 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

\$695,000

&

\$725,000

### 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	904C/1 Dyer St RICHMOND 3121	\$814,000	03/08/2023
2	506/1 Dyer St RICHMOND 3121	\$792,000	26/10/2023
3	404/18 Coppin St RICHMOND 3121	\$656,000	21/11/2023

**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:

31/01/2024 14:37



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**Property Type:** Strata Unit/Flat

**Land Size:** 107 sqm approx

Agent Comments

**Indicative Selling Price**

\$695,000 - \$725,000

**Median Unit Price**

December quarter 2023: \$653,000

## Comparable Properties



**904C/1 Dyer St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$814,000

**Method:** Sold Before Auction

**Date:** 03/08/2023

**Property Type:** Unit



**506/1 Dyer St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$792,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Apartment



**404/18 Coppin St RICHMOND 3121 (REI/VG)**

Agent Comments

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**Price:** \$656,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Apartment