

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

723/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$455,000

&

\$500,000

Median sale price

Median price \$633,650

House

Unit

X

Suburb

Richmond

Period - From 01/04/2018

to

30/06/2018

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	405/1 Dyer St RICHMOND 3121	\$509,000	08/06/2018
2	207/1 Margaret St RICHMOND 3121	\$492,500	13/04/2018
3	202/12 Coppin St RICHMOND 3121	\$480,000	15/05/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$455,000 - \$500,000

Median Unit Price

June quarter 2018: \$633,650

Comparable Properties

**405/1 Dyer St RICHMOND 3121 (REI)****Agent Comments****Price:** \$509,000**Method:** Private Sale**Date:** 08/06/2018**Rooms:** 2**Property Type:** Apartment**207/1 Margaret St RICHMOND 3121 (REI/VG)****Agent Comments****Price:** \$492,500**Method:** Sold Before Auction**Date:** 13/04/2018**Rooms:** 2**Property Type:** Apartment**202/12 Coppin St RICHMOND 3121 (REI/VG)****Agent Comments****Price:** \$480,000**Method:** Private Sale**Date:** 15/05/2018**Rooms:** 2**Property Type:** Apartment