

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

3/10 DAVIS STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

17/244-246 MARY STREET RICHMOND VIC 3121	\$380,000	07-Sep-23
14/244-246 MARY STREET RICHMOND VIC 3121	\$380,000	15-Apr-23
14/7 DOCKER STREET RICHMOND VIC 3121	\$365,000	11-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 14 October 2023

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**17/244-246 MARY STREET
 RICHMOND VIC 3121**

Sold Price

^{RS} **\$380,000** Sold Date **07-Sep-23**

1 1 1

Distance **0.03km**



**14/244-246 MARY STREET
 RICHMOND VIC 3121**

Sold Price

^{RS} **\$380,000** Sold Date **15-Apr-23**

1 1 1

Distance **0.03km**



**14/7 DOCKER STREET RICHMOND
 VIC 3121**

Sold Price

^{RS} **\$365,000** Sold Date **11-Sep-23**

1 1 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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