

# 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

11/47 Davison 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 \$290,000

&

\$310,000

### Median sale price

Median price \$591,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2019

to

30/09/2019

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.

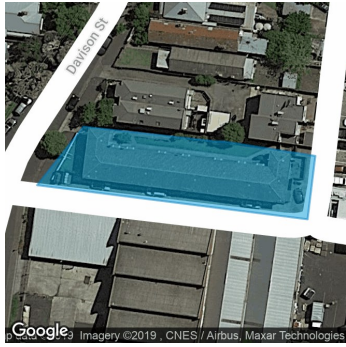
	Address of comparable property	Price	Date of sale
1	10/109 Mary St RICHMOND 3121	\$302,500	07/09/2019
2	10/4 Mcgrath Ct RICHMOND 3121	\$295,000	01/10/2019
3	205/2 Mcgoun St RICHMOND 3121	\$288,000	04/07/2019

**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:

28/10/2019 11:11



1   
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$290,000 - \$310,000

**Median Unit Price**

September quarter 2019: \$591,000

## Comparable Properties



**10/109 Mary St RICHMOND 3121 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$302,500

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 2

**Property Type:** Apartment



**10/4 Mcgrath Ct RICHMOND 3121 (REI)**

Agent Comments

1   
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 1

**Price:** \$295,000

**Method:** Sale by Tender

**Date:** 01/10/2019

**Rooms:** 2

**Property Type:** Apartment



**205/2 Mcgoun St RICHMOND 3121 (REI/VG)**

Agent Comments

1   
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 1

**Price:** \$288,000

**Method:** Private Sale

**Date:** 04/07/2019

**Property Type:** Studio Apartment