

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

819/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$495,000

&

\$525,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2021

to

30/06/2021

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	214/9 Griffiths St RICHMOND 3121	\$515,000	07/05/2021
2	310/18 Tanner St RICHMOND 3121	\$502,500	03/08/2021
3	805/1 Dyer St RICHMOND 3121	\$500,000	23/06/2021

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:

09/10/2021 10:21



Property Type: Apartment

Land Size: 56m2 sqm approx

Agent Comments

Comparable Properties



214/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$515,000

Method: Sold Before Auction

Date: 07/05/2021

Property Type: Apartment



310/18 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$502,500

Method: Private Sale

Date: 03/08/2021

Property Type: Apartment

805/1 Dyer St RICHMOND 3121 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 23/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit