## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 819/1 Dyer Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$495,000		&		\$525,000			
Median sale pr	rice							
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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 Georgina Mellick 03 9829 2905 0423 909 266 georgina@melbournerealestate.com.au

> Indicative Selling Price \$495,000 - \$525,000 Median Unit Price June quarter 2021: \$710,000

# **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

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



Property data

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