## 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 811/1 Dyer Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$495,000		&		\$515,000					
Median sale pi	rice									
Median price	\$595,500	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	26/03/2019	to	25/03/2020		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	416/2 Mcgoun St RICHMOND 3121	\$505,000	17/01/2020
2	203/2 Mcgoun St RICHMOND 3121	\$500,000	30/11/2019
3	2/72-74 Type St RICHMOND 3121	\$495,000	28/02/2020

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:

26/03/2020 11:31









**Property Type:** Apartment **Land Size:** 54 sqm approx Agent Comments Georgina Mellick 03 9829 2905 0423 909 266 georgina@melbournerealestate.com.au

> Indicative Selling Price \$495,000 - \$515,000 Median Unit Price 26/03/2019 - 25/03/2020: \$595,500

# **Comparable Properties**



416/2 Mcgoun St RICHMOND 3121 (REI/VG)



Price: \$505,000 Method: Private Sale Date: 17/01/2020 Rooms: 3 Property Type: Apartment

Agent Comments

Agent Comments



**Price:** \$500,000 **Method:** Private Sale **Date:** 30/11/2019



Rooms: 3 Property Type: Apartment

2/72-74 Type St RICHMOND 3121 (REI)



Price: \$495,000 Method: Sale by Tender Date: 28/02/2020 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments