

## 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

501/14 DAVID STREET RICHMOND VIC 3121

### Indicative selling price

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

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

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

615/14 DAVID STREET RICHMOND VIC 3121	\$550,000	28-Oct-23
710/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$565,000	05-Dec-23
4/30 DAVISON STREET RICHMOND VIC 3121	\$525,000	24-Oct-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: 20 March 2024

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**615/14 DAVID STREET RICHMOND  
VIC 3121**

Sold Price

**\$550,000**

Sold Date

**28-Oct-23**

 2  1  1

Distance

**0.02km**



**710/4 ACACIA PLACE  
ABBOTSFORD VIC 3067**

Sold Price

**\$565,000**

Sold Date

**05-Dec-23**

 2  1  1

Distance

**0.46km**



**4/30 DAVISON STREET RICHMOND  
VIC 3121**

Sold Price

**\$525,000**

Sold Date

**24-Oct-23**

 2  1  1

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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