

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

401/11 DAVID STREET RICHMOND VIC 3121

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 2023

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

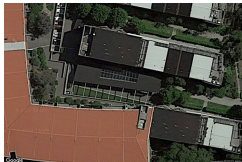
Date of sale

37/86 BURNLEY STREET RICHMOND VIC 3121	\$755,000	25-May-23
7/69-75 RIVER STREET RICHMOND VIC 3121	\$760,000	31-Jul-23
48/69 PALMER STREET RICHMOND VIC 3121	\$720,000	06-May-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: 23 October 2023

**37/86 BURNLEY STREET
RICHMOND VIC 3121** 2  2  1Sold Price ^{RS} **\$755,000** ^{UN} Sold Date **25-May-23**Distance **0.31km****7/69-75 RIVER STREET RICHMOND
VIC 3121** 2  2  2Sold Price **\$760,000** Sold Date **31-Jul-23**Distance **0.52km****48/69 PALMER STREET RICHMOND
VIC 3121** 2  2  2Sold Price **\$720,000** Sold Date **06-May-23**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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