

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

707/11 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Richmond

Period-from

01 Jul 2023

to

30 Jun 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

215/11 DAVID STREET RICHMOND VIC 3121	\$611,500	01-Oct-23
105/11 DAVID STREET RICHMOND VIC 3121	\$597,000	20-Apr-24

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: 29 July 2024



**215/11 DAVID STREET RICHMOND
 VIC 3121**

Sold Price

\$611,500

Sold Date

01-Oct-23

 2  1  1

Distance

0.01km



**105/11 DAVID STREET RICHMOND
 VIC 3121**

Sold Price

\$597,000

Sold Date

20-Apr-24

 2  1  1

Distance

0.01km

RS = Recent sale **UN** = Undisclosed Sale

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