

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

621/14 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2024

to

31 Dec 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

1/39 APPLETON STREET RICHMOND VIC 3121	\$591,000	23-Jul-24
211/11 DAVID STREET RICHMOND VIC 3121	\$570,000	18-Aug-24
109/30 BURNLEY STREET RICHMOND VIC 3121	\$535,000	26-Nov-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: 23 January 2025



**1/39 APPLETON STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$591,000** Sold Date **23-Jul-24**

Distance **0km**



**211/11 DAVID STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$570,000** Sold Date **18-Aug-24**

Distance **0.1km**



**109/30 BURNLEY STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$535,000** Sold Date **26-Nov-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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