

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/44 Coppin Street Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$300,000 & \$330,000

Median sale price

Median price \$620,000 House ☐ Unit ☒ Suburb Richmond

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
5/99 Hunter Street, Richmond VIC 3121	\$337,500	08/09/2018
5/24 Davison Street, Richmond VIC 3121	\$310,000	22/08/2018
13/17 Lambert Street, Richmond VIC 3121	\$311,000	11/08/2018