

# 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

3/182 Coppin Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$280,000 & \$295,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Richmond

Period - From 15/10/2023 to 14/10/2024 Source REIV

### 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 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
1	7/183 Coppin St RICHMOND 3121	\$290,000	17/06/2024
2	1/183 Coppin St RICHMOND 3121	\$270,000	23/05/2024
3			

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 six months.

This Statement of Information was prepared on: 15/10/2024 11:25



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$280,000 - \$295,000

**Median Unit Price**

15/10/2023 - 14/10/2024: \$585,000

## Comparable Properties



**7/183 Coppin St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   1   -

**Price:** \$290,000

**Method:** Private Sale

**Date:** 17/06/2024

**Property Type:** Unit



**1/183 Coppin St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 23/05/2024

**Property Type:** Apartment

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 six months.

**Account - Little Real Estate** | P: 07 3037 0255