

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 519/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$450,000 & \$460,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2019 to 31/12/2019 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	408/9 Griffiths St RICHMOND 3121	\$460,000	10/09/2019
2	7/30 Abbotsford St ABBOTSFORD 3067	\$455,000	14/08/2019
3	103/55-65 Islington St COLLINGWOOD 3066	\$450,000	15/10/2019

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: 29/01/2020 13:27



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$460,000
Median Unit Price
December quarter 2019: \$670,000

Comparable Properties



408/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 10/09/2019
Property Type: Apartment



7/30 Abbotsford St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$455,000
Method: Sold Before Auction
Date: 14/08/2019
Rooms: 2
Property Type: Apartment



103/55-65 Islington St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$450,000
Method: Sale by Tender
Date: 15/10/2019
Rooms: 2
Property Type: Apartment