

# 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](http://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**

1 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 10/09/2019

**Property Type:** Apartment



**7/30 Abbotsford St ABBOTSFORD 3067 (REI)**

**Agent Comments**

1 1 1

**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