

# 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

207/12 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

\$695,000

&

\$735,000

### Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2021

to

31/03/2021

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	302/18 Hull St RICHMOND 3121	\$715,000	03/05/2021
2	13/63 William St ABBOTSFORD 3067	\$724,000	18/03/2021
3	303/77 Abinger St RICHMOND 3121	\$720,000	27/02/2021

**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:

09/06/2021 11:05

Michael Torcasio

9645 9699

0434 351 468

michael@whitefoxrealestate.com.au

**Indicative Selling Price**

\$695,000 - \$735,000

**Median Unit Price**

March quarter 2021: \$675,000

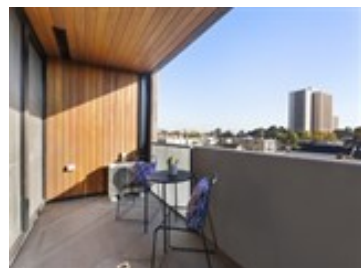


2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302/18 Hull St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 03/05/2021

**Property Type:** Apartment



**13/63 William St ABBOTSFORD 3067 (REI/VG)** Agent Comments

2 2 1

**Price:** \$724,000

**Method:** Auction Sale

**Date:** 18/03/2021

**Property Type:** Apartment



**303/77 Abinger St RICHMOND 3121 (REI/VG)** Agent Comments

2 2 1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Apartment