

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

309/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$490,000 & \$525,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Richmond

Period - From 01/01/2023 to 31/12/2023 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	605/1 Dyer St RICHMOND 3121	\$510,000	26/02/2024
2	614/1 Dyer St RICHMOND 3121	\$505,000	28/02/2024
3	101/1 Dyer St RICHMOND 3121	\$500,000	27/02/2024

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:

06/03/2024 09:03



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$525,000
Median Unit Price
Year ending December 2023: \$607,500

Comparable Properties



605/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment



614/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment



101/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment