

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

408B/12 COPPIN STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 202/12 COPPIN STREET RICHMOND VIC 3121 | \$475,000 | 07-Jun-24 |
| 310/12 COPPIN STREET RICHMOND VIC 3121 | \$527,500 | 05-Oct-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 11 November 2024

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**202/12 COPPIN STREET
 RICHMOND VIC 3121**

1 1 1

Sold Price **\$475,000** Sold Date **07-Jun-24**

Distance **0.07km**



**310/12 COPPIN STREET RICHMOND
 VIC 3121**

1 1 1

Sold Price ^{RS} **\$527,500** Sold Date **05-Oct-24**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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