

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

205/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$585,000 & \$615,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2022

to 30/06/2023

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	407/33 Judd St RICHMOND 3121	\$612,000	20/06/2023
2	403/486 Victoria St RICHMOND 3121	\$585,000	05/05/2023
3	710V/162 Albert St EAST MELBOURNE 3002	\$585,000	21/08/2023

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:

21/09/2023 14:24

205/1 Dyer Street, Richmond Vic 3121

MRE

Georgina Mellick

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Indicative Selling Price

\$585,000 - \$615,000

Median Unit Price

Year ending June 2023: \$590,000



2 1 1

Property Type: Apartment

Land Size: 71 sqm approx

Agent Comments

Comparable Properties



407/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$612,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



403/486 Victoria St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 05/05/2023

Property Type: Unit



710V/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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