

# 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

101/1 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 \$480,000 & \$510,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Richmond

Period - From 20/02/2023 to 19/02/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

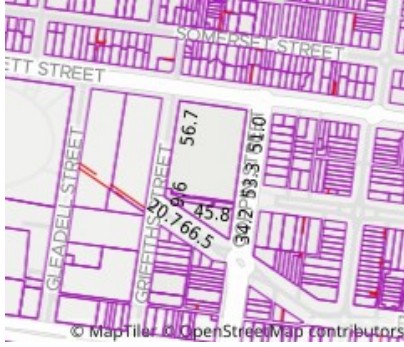
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	715/1 Dyer St RICHMOND 3121	\$502,000	08/12/2023
2	512/33 Judd St RICHMOND 3121	\$495,000	20/10/2023
3	722/1 Dyer St RICHMOND 3121	\$488,000	13/09/2023

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: 20/02/2024 12:00



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

20/02/2023 - 19/02/2024: \$525,000

## Comparable Properties



715/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$502,000

Method: Private Sale

Date: 08/12/2023

Property Type: Unit



512/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 20/10/2023

Property Type: Apartment



722/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment