

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

711/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$475,000

&

\$510,000

Median sale price

Median price \$603,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2022

to 31/03/2023

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	412/88 Cambridge St COLLINGWOOD 3066	\$510,000	06/04/2023
2	402/18 Coppin St RICHMOND 3121	\$493,000	14/04/2023
3	311/9 Griffiths St RICHMOND 3121	\$482,500	20/03/2023

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:

21/06/2023 08:27



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 54 sqm approx

Agent Comments

Comparable Properties



412/88 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 06/04/2023

Property Type: Apartment



402/18 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$493,000

Method: Private Sale

Date: 14/04/2023

Property Type: Apartment



311/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$482,500

Method: Private Sale

Date: 20/03/2023

Property Type: Apartment