

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

712/1 Dyer Street, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$800,000

Median sale price

Median price \$633,650

House

Unit

X

Suburb

Richmond

Period - From 01/04/2018

to

30/06/2018

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	7/59 Westbank Tce RICHMOND 3121	\$802,000	07/06/2018
2	301/140 Swan St RICHMOND 3121	\$782,000	19/05/2018
3	11/8 Lord St RICHMOND 3121	\$770,000	11/04/2018

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.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9948 sqm approx

Agent Comments

Comparable Properties



7/59 Westbank Tce RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$802,000

Method: Private Sale

Date: 07/06/2018

Rooms: 4

Property Type: Townhouse (Single)



301/140 Swan St RICHMOND 3121 (REI) **Agent Comments**



Price: \$782,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Apartment



11/8 Lord St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$770,000

Method: Private Sale

Date: 11/04/2018

Rooms: -

Property Type: Apartment