

# 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

207/14 David 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 \$650,000 & \$700,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Richmond

Period - From 27/01/2022

to 26/01/2023

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 | 703/183 Bridge Rd RICHMOND 3121 | \$690,000 | 23/12/2022   |
| 2 | 406/12 Coppin St RICHMOND 3121  | \$680,000 | 02/09/2022   |
| 3 | 10/63 Stawell St RICHMOND 3121  | \$672,000 | 14/01/2023   |

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:

27/01/2023 16:29



2 2 1

**Property Type:** Strata Unit/Flat  
**Land Size:** 70 SQM sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$700,000  
**Median Unit Price**  
 27/01/2022 - 26/01/2023: \$600,000

## Comparable Properties



**703/183 Bridge Rd RICHMOND 3121 (REI)**

**Agent Comments**

2 2 1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 23/12/2022  
**Property Type:** Apartment



**406/12 Coppin St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$680,000  
**Method:** Sold Before Auction  
**Date:** 02/09/2022  
**Property Type:** Unit



**10/63 Stawell St RICHMOND 3121 (REI)**

**Agent Comments**

2 2 1

**Price:** \$672,000  
**Method:** Private Sale  
**Date:** 14/01/2023  
**Property Type:** Apartment

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