

203/84 Cutter Street, Richmond Vic 3121



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$459,000

Median House Price

Year ending June 2022: \$674,000

Comparable Properties



611/39 Appleton Street, Richmond 3121 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$490,000

Method: Private Sale

Date: 21/05/2022

Property Type: Apartment

Agent Comments: Same internal size and accommodation, superior location



213/12 Coppin Street, Richmond 3121 (VG)

1 Bed 1 Bath 1 Car

Price: \$480,000

Method: Sale

Date: 05/05/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments: Same accommodation, similar style apartment, similar location



807/11 David Street, Richmond 3121 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$475,000

Method: Private Sale

Date: 05/05/2022

Property Type: Apartment

Agent Comments: Same accommodation, similar style apartment, similar location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

203/84 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$674,000

Unit

x

Suburb

Richmond

Period - From

01/07/2021

to

30/06/2022

Source

REIV

Comparable property sales

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
611/39 Appleton Street, RICHMOND 3121	\$490,000	21/05/2022
213/12 Coppin Street, RICHMOND 3121	\$480,000	05/05/2022
807/11 David Street, RICHMOND 3121	\$475,000	05/05/2022

This Statement of Information was prepared on:

31/08/2022