

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

304/18 COPPIN STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

722/1 DYER STREET RICHMOND VIC 3121	\$488,000	13-Sep-23
715/1 DYER STREET RICHMOND VIC 3121	\$502,000	08-Dec-23
208/59 COPPIN STREET RICHMOND VIC 3121	\$505,000	29-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 19 February 2024

**722/1 DYER STREET RICHMOND
VIC 3121**

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Sold Price **\$488,000** Sold Date **13-Sep-23**Distance **0km****715/1 DYER STREET RICHMOND
VIC 3121**

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Sold Price **\$502,000** Sold Date **08-Dec-23**Distance **0.09km****208/59 COPPIN STREET
RICHMOND VIC 3121**

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Sold Price **\$505,000** Sold Date **29-Aug-23**Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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