

# 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

84 Coppin 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,206,750

Property Type House

Suburb Richmond

Period - From 01/07/2019

to 30/09/2019

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	78 Neptune St RICHMOND 3121	\$1,243,500	14/09/2019
2	89 Baker St RICHMOND 3121	\$1,240,000	25/06/2019
3	5 Tanner St RICHMOND 3121	\$1,170,000	17/09/2019

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:

18/11/2019 15:33



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**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 120 sqm approx

Agent Comments

## Comparable Properties



**78 Neptune St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,243,500

**Method:** Auction Sale

**Date:** 14/09/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 217 sqm approx



**89 Baker St RICHMOND 3121 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 25/06/2019

**Property Type:** House

**Land Size:** 153 sqm approx



**5 Tanner St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,170,000

**Method:** Sale by Tender

**Date:** 17/09/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 167 sqm approx