

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

504/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$582,000 Property Type Unit Suburb Richmond

Period - From 02/12/2023 to 01/12/2024 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	918/1 Dyer St RICHMOND 3121	\$731,000	24/10/2024
2	401/12 Coppin St RICHMOND 3121	\$816,000	20/09/2024
3	410/6 Lord St RICHMOND 3121	\$800,000	09/07/2024

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:

02/12/2024 12:42



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

02/12/2023 - 01/12/2024: \$582,000

Comparable Properties



918/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$731,000

Method: Private Sale

Date: 24/10/2024

Property Type: Apartment



401/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$816,000

Method: Private Sale

Date: 20/09/2024

Property Type: Apartment



410/6 Lord St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$800,000

Method: Private Sale

Date: 09/07/2024

Property Type: Apartment

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