

## 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

604/14 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2024

to

31 Dec 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

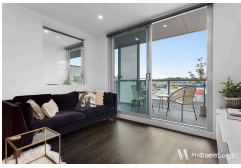
307/39 APPLETON STREET RICHMOND VIC 3121	\$410,000	14-Nov-24
710/11 DAVID STREET RICHMOND VIC 3121	\$455,000	27-Oct-24
1102/14 DAVID STREET RICHMOND VIC 3121	\$440,000	21-Nov-24

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: 17 January 2025

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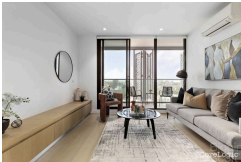


**307/39 APPLETON STREET  
RICHMOND VIC 3121**

1 1 1

Sold Price **\$410,000** Sold Date **14-Nov-24**

Distance **0km**



**710/11 DAVID STREET RICHMOND  
VIC 3121**

1 1 1

Sold Price **\$455,000** Sold Date **27-Oct-24**

Distance **0.1km**



**1102/14 DAVID STREET RICHMOND  
VIC 3121**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **21-Nov-24**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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