

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

611/1 Dyer 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

\$449,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2021

to

31 Jan 2022

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

201/12 Coppin Street Richmond VIC 3121	\$472,000	24-Oct-21
609/253 Bridge Road Richmond VIC 3121	\$452,000	10-Jun-21
511/253 Bridge Road Richmond VIC 3121	\$450,000	03-Dec-21

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: 18 February 2022



201/12 Coppin Street Richmond VIC 3121 Sold Price **\$472,000** Sold Date **24-Oct-21**

1 1 1

Distance -



609/253 Bridge Road Richmond VIC 3121 Sold Price **\$452,000** Sold Date **10-Jun-21**

1 1 1

Distance **0.48km**



511/253 Bridge Road Richmond VIC 3121 Sold Price ^{RS} **\$450,000** Sold Date **03-Dec-21**

1 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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