

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 8/36 Davison Street, Richmond Vic 3121

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$495,000 House Unit X Suburb Richmond

Period - From 01/10/2017 to 31/12/2017 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	9/239 Lennox St RICHMOND 3121	\$350,000	02/12/2017
2	3/183 Coppin St RICHMOND 3121	\$330,000	15/01/2018
3	6/2 Rotherwood St RICHMOND 3121	\$325,000	24/03/2018

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.



Rooms: 2

Property Type: Flat

Land Size: 563.199 sqm approx

Agent Comments

Comparable Properties



9/239 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$350,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 2

Property Type: Apartment



3/183 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 15/01/2018

Rooms: 2

Property Type: Apartment



6/2 Rotherwood St RICHMOND 3121 (REI)

Agent Comments



Price: \$325,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 2

Property Type: Apartment