

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 613/14 David Street, Richmond Vic 3121

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Richmond

Period - From 13/02/2023 to 12/02/2024 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	401/11 David St RICHMOND 3121	\$730,000	09/11/2023
2	33/73 River St RICHMOND 3121	\$675,000	20/10/2023
3	101/11 Leslie St RICHMOND 3121	\$670,000	30/10/2023

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: 13/02/2024 14:00



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

13/02/2023 - 12/02/2024: \$595,000

Comparable Properties



401/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$730,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment

33/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$675,000

Method: Private Sale

Date: 20/10/2023

Property Type: Unit



101/11 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$670,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

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