

## 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

1/17 Davison 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)

Single price \$320,000

## 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 | 12/50 Baker St RICHMOND        | \$323,000 | 18/10/2017   |
| 2 | 9/4 Smith St RICHMOND 3121     | \$315,000 | 28/11/2017   |
| 3 | 6/4 Mcgrath Ct RICHMOND 3121   | \$310,000 | 09/12/2017   |

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.



1 1 1

**Rooms:** 2

**Property Type:** Unit

Agent Comments

## Comparable Properties



**12/50 Baker St RICHMOND (REI)**

Agent Comments

1 1 1

**Price:** \$323,000

**Method:** Sold Before Auction

**Date:** 18/10/2017

**Rooms:** 2

**Property Type:** Apartment



**9/4 Smith St RICHMOND 3121 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$315,000

**Method:** Private Sale

**Date:** 28/11/2017

**Rooms:** -

**Property Type:** Apartment



**6/4 Mcgrath Ct RICHMOND 3121 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$310,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** Apartment