

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

402/18 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$475,000

&

\$515,000

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2022

to

31/12/2022

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	820/1 Dyer St RICHMOND 3121	\$500,000	13/10/2022
2	311/9 Griffiths St RICHMOND 3121	\$482,500	20/03/2023
3	4/10 Wadumbuk La BURNLEY 3121	\$477,000	17/03/2023

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:

08/04/2023 09:59



1 1 1

Property Type: Apartment

Land Size: 57 sqm approx

Agent Comments

Comparable Properties



820/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$500,000

Method: Private Sale

Date: 13/10/2022

Property Type: Apartment



311/9 Griffiths St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$482,500

Method: Private Sale

Date: 20/03/2023

Property Type: Apartment



4/10 Wadumbuk La BURNLEY 3121 (REI)

Agent Comments

1 1 1

Price: \$477,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: Apartment