

# 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

918/1 Dyer 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)

Range between \$625,000 & \$675,000

### Median sale price

Median price \$599,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 30/09/2024 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	204/1 Dyer St RICHMOND 3121	\$630,000	06/06/2024
2	604/18 Coppin St RICHMOND 3121	\$655,000	23/04/2024
3	9/1 Coppin Gr HAWTHORN 3122	\$680,000	20/04/2024

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:

17/10/2024 10:43



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**Property Type:** Apartment  
**Land Size:** 74 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$625,000 - \$675,000  
**Median Unit Price**  
Year ending September 2024: \$599,000

## Comparable Properties

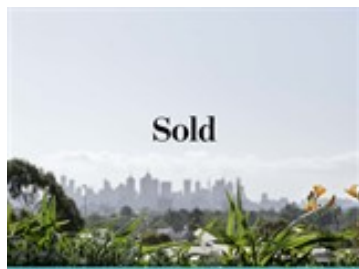


204/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** Apartment



604/18 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$655,000  
**Method:** Sold Before Auction  
**Date:** 23/04/2024  
**Property Type:** Unit



9/1 Coppin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 20/04/2024  
**Property Type:** Unit