

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

204/14 DAVID STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

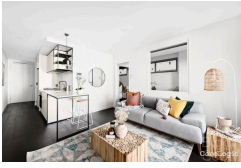
Date of sale

106/14 DAVID STREET RICHMOND VIC 3121	\$435,000	19-Jan-24
112/11 DAVID STREET RICHMOND VIC 3121	\$410,000	10-May-23
414/11 DAVID STREET RICHMOND VIC 3121	\$457,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 26 February 2024



**106/14 DAVID STREET RICHMOND
VIC 3121**

Sold Price

^{RS}

\$435,000

Sold Date

19-Jan-24

 1  1  1

Distance

0km



**112/11 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$410,000

Sold Date

10-May-23

 1  1  1

Distance

0.1km



**414/11 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$457,000

Sold Date

29-Jul-23

 1  1  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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