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

108/1 Dyer Street, Richmond Vic 3121

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$450,000 | | & | | \$490,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$598,500 | Pro | operty Type | Unit | | | Suburb | Richmond |
| Period - From | 01/04/2024 | to | 31/03/2025 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 901/1 Dyer St RICHMOND 3121 | \$475,000 | 07/04/2025 |
| 2 | 104/75 Wellington St COLLINGWOOD 3066 | \$478,000 | 29/03/2025 |
| 3 | 3/9 Somerset St RICHMOND 3121 | \$450,000 | 03/02/2025 |

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:

17/05/2025 12:29





Georgina Mellick



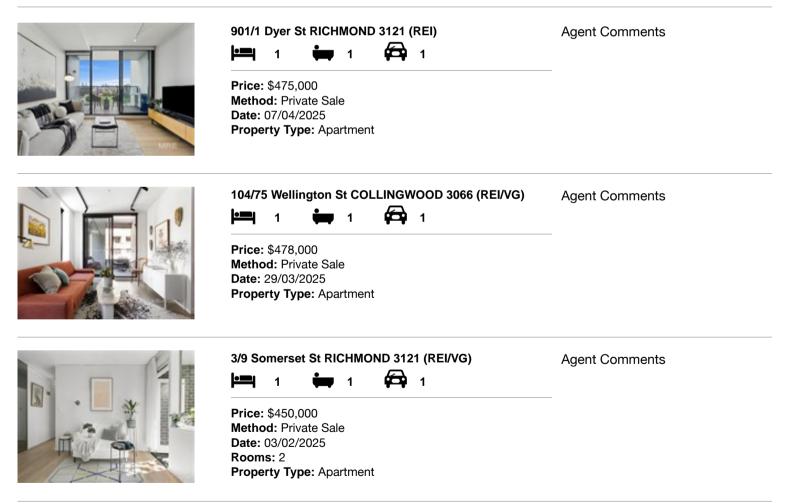


Property Type: Apartment Agent Comments

03 9829 2905 0423 909 266 georgina.m@mre.today

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending March 2025: \$598,500

Comparable Properties



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



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