

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

255 COPPIN 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

\$2,750,000

&

\$2,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Richmond

Period-from

01 Jul 2023

to

30 Jun 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

42 ELM GROVE RICHMOND VIC 3121

\$2,810,000

07-Jul-24

14 DAVIS STREET RICHMOND VIC 3121

\$3,325,000

23-Apr-24

130 LORD STREET RICHMOND VIC 3121

\$2,750,000

18-Apr-24

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: 23 July 2024

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**42 ELM GROVE RICHMOND VIC
3121**

 4  2  -

Sold Price ^{RS} **\$2,810,000** ^{UN} Sold Date **07-Jul-24**

Distance **0.45km**



**14 DAVIS STREET RICHMOND VIC
3121**

 4  3  2

Sold Price ^{RS} **\$3,325,000** ^{UN} Sold Date **23-Apr-24**

Distance **0.19km**



**130 LORD STREET RICHMOND VIC
3121**

 4  2  1

Sold Price ^{RS} **\$2,750,000** ^{UN} Sold Date **18-Apr-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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