

# 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

310/12 Coppin 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

\$535,000

&

\$585,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

to

30/06/2024

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	207/1 Barnet Way RICHMOND 3121	\$550,000	27/08/2024
2	710/2 Mcgoun St RICHMOND 3121	\$565,000	05/07/2024
3	625/1 Dyer St RICHMOND 3121	\$575,000	30/05/2024

**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:

14/09/2024 15:05



**Property Type:** Apartment

**Land Size:** 66 sqm approx

**Agent Comments**

Large study room

## Comparable Properties



**207/1 Barnet Way RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** Apartment



**710/2 Mcgoun St RICHMOND 3121 (VG)**

**Agent Comments**



**Price:** \$565,000

**Method:** Sale

**Date:** 05/07/2024

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**625/1 Dyer St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$575,000

**Method:** Private Sale

**Date:** 30/05/2024

**Property Type:** Apartment