

# 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

201/12 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)

Single price \$475,000

### 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	14/205 Burnley St RICHMOND 3121	\$472,000	11/09/2024
2	807/33 Judd St RICHMOND 3121	\$470,000	09/09/2024
3	202/12 Coppin St RICHMOND 3121	\$475,000	07/06/2024

**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:

23/10/2024 14:57



Property Type: Apartment

Agent Comments

MRE

## Comparable Properties



14/205 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 11/09/2024

Property Type: Unit



807/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 09/09/2024

Property Type: Apartment



202/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment