# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address Including suburb and	907/14 David Street, Richmond Vic 3121
postcode	
1	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$625,000	&	\$665,000
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#### Median sale price

Median price	\$599,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/10/2023	to	30/09/2024	s	ource	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

1	216/11 David St RICHMOND 3121	\$640,000	25/08/2024
2	108/39 Appleton St RICHMOND 3121	\$652,500	19/07/2024
3	509/14 David St RICHMOND 3121	\$640,000	28/06/2024

#### 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:	08/11/2024 08:32



Date of sale











Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$625,000 - \$665,000 **Median Unit Price** Year ending September 2024: \$599,000

# Comparable Properties



216/11 David St RICHMOND 3121 (REI/VG)





**Agent Comments** 

Price: \$640,000 Method: Private Sale Date: 25/08/2024 Property Type: Unit

108/39 Appleton St RICHMOND 3121 (REI/VG) Agent Comments

**--** 2





Price: \$652,500 Method: Private Sale Date: 19/07/2024

Property Type: Apartment

509/14 David St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$640.000 Method: Private Sale Date: 28/06/2024 Property Type: Unit

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





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