Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 918/1 Dyer Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$625,000		&		\$675,000			
Median sale p	rice							
Median price	\$599,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	30/09/2024		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.

Add	dress of comparable property	Price	Date of sale
1	204/1 Dyer St RICHMOND 3121	\$630,000	06/06/2024
2	604/18 Coppin St RICHMOND 3121	\$655,000	23/04/2024
3	9/1 Coppin Gr HAWTHORN 3122	\$680,000	20/04/2024

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:

17/10/2024 10:43





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Property Type: Apartment **Land Size:** 74 sqm approx Agent Comments Indicative Selling Price \$625,000 - \$675,000 Median Unit Price Year ending September 2024: \$599,000

Comparable Properties



204/1 Dyer St RICHMOND 3121 (REI/VG)

604/18 Coppin St RICHMOND 3121 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 06/06/2024 Property Type: Apartment Agent Comments



Price: \$655,000 Method: Sold Before Auction Date: 23/04/2024 Property Type: Unit

1

2

9/1 Coppin Gr HAWTHORN 3122 (REI/VG)



Agent Comments

Agent Comments



Price: \$680,000 Method: Private Sale Date: 20/04/2024 Property Type: Unit

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



propertydata

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