## 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 504/1 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	\$750,000		&		\$800,000			
Median sale p	rice							
Median price	\$582,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	02/12/2023	to	01/12/2024		So	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.

Add	dress of comparable property	Price	Date of sale
1	918/1 Dyer St RICHMOND 3121	\$731,000	24/10/2024
2	401/12 Coppin St RICHMOND 3121	\$816,000	20/09/2024
3	410/6 Lord St RICHMOND 3121	\$800,000	09/07/2024

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:

02/12/2024 12:42



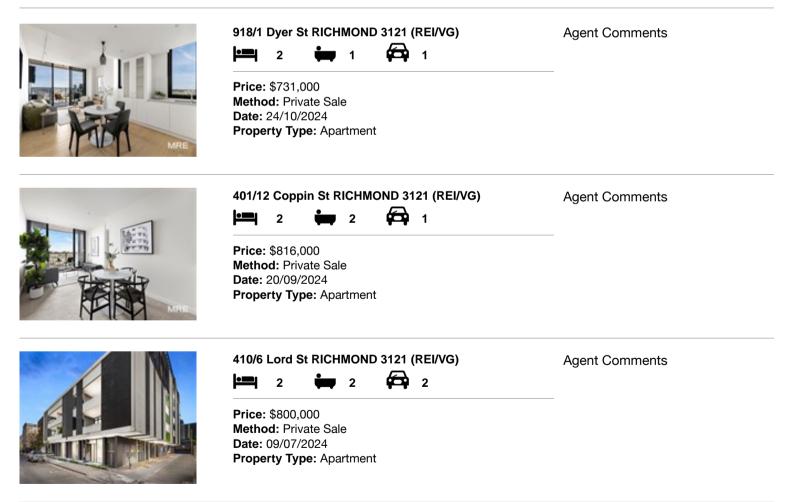






Property Type: Apartment Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 02/12/2023 - 01/12/2024: \$582,000

# **Comparable Properties**



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



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