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



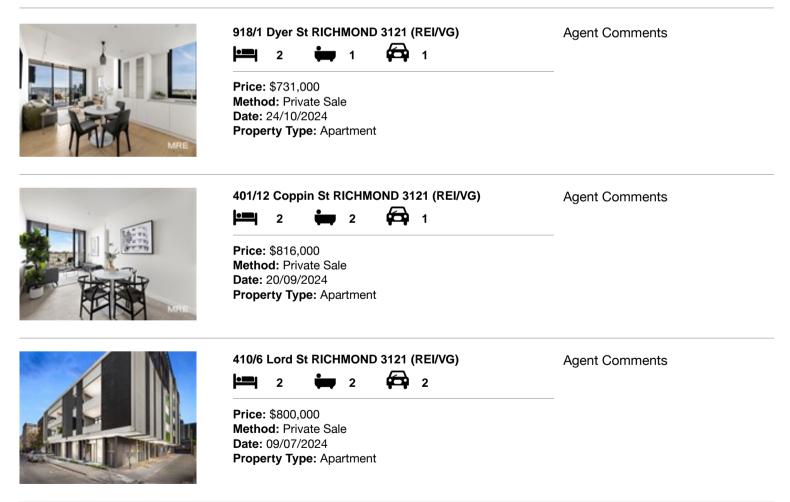






Property Type: Apartment Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 02/12/2023 - 01/12/2024: \$582,000

Comparable Properties



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



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