

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

401/12 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

to

30/06/2024

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	1/1141 Hoddle St EAST MELBOURNE 3002	\$755,000	26/04/2024
2	603/8 Burnley St RICHMOND 3121	\$800,000	25/03/2024
3	415/2 Mcgoun St RICHMOND 3121	\$800,000	05/03/2024

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:

03/09/2024 09:19



Property Type: Apartment

Land Size: 84 sqm approx

Agent Comments

Comparable Properties



1/1141 Hoddle St EAST MELBOURNE 3002 (VG)

Agent Comments



Price: \$755,000

Method: Sale

Date: 26/04/2024

Property Type: Flat/Unit/Apartment (Res)



603/8 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



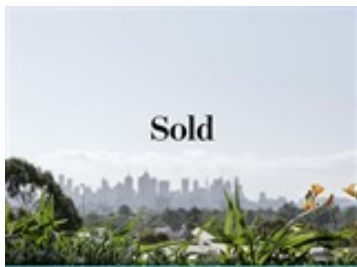
Price: \$800,000

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment

Land Size: 819 sqm approx



415/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 05/03/2024

Property Type: Unit