

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

916/14 DAVID STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

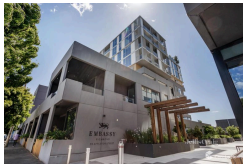
Date of sale

609/39 APPLETON STREET RICHMOND VIC 3121	\$530,000	17-May-23
504/30 BURNLEY STREET RICHMOND VIC 3121	\$517,500	20-Jun-23
403/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$505,000	06-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 02 November 2023



**609/39 APPLETON STREET
 RICHMOND VIC 3121**

 2  1  1

Sold Price **\$530,000** Sold Date **17-May-23**

Distance **0km**



**504/30 BURNLEY STREET
 RICHMOND VIC 3121**

 2  1  1

Sold Price **\$517,500** Sold Date **20-Jun-23**

Distance **0.34km**



**403/11 FLOCKHART STREET
 ABBOTSFORD VIC 3067**

 2  1  1

Sold Price **\$505,000** Sold Date **06-Jun-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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