

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 419/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$599,000 House Unit X Suburb Richmond

Period - From 01/07/2017 to 30/06/2018 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	207/1 Margaret St RICHMOND 3121	\$492,500	13/04/2018
2	202/5 Kennedy Av RICHMOND 3121	\$482,000	14/09/2018
3	109/8 Howard st RICHMOND 3121	\$468,000	15/05/2018

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.

Desmond Tang
03 9602 1699
0433 963 135
desmond.tang@vicprop.com.au

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending June 2018: \$599,000



Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 9948 sqm approx
Agent Comments

Comparable Properties



207/1 Margaret St RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$492,500
Method: Sold Before Auction
Date: 13/04/2018
Rooms: 2
Property Type: Apartment



202/5 Kennedy Av RICHMOND 3121 (REI) **Agent Comments**



Price: \$482,000
Method: Private Sale
Date: 14/09/2018
Rooms: 2
Property Type: Unit



109/8 Howard st RICHMOND 3121 (REI/VG) **Agent Comments**



Price: \$468,000
Method: Private Sale
Date: 15/05/2018
Rooms: 2
Property Type: Apartment