

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

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

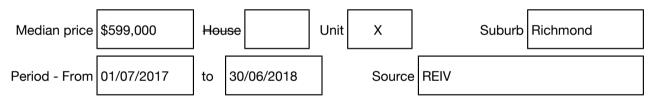
ss 419/1 Dyer Street, Richmond Vic 3121 nd de

Indicative selling price

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

Range between	\$450,000	&	\$495,000	
Range between	\$450,000	č.	\$495,000	I

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 419/1 Dyer Street, Richmond Vic 3121







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

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

Comparable Properties



207/1 Margaret St RICHMOND 3121 (REI/VG)



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

Agent Comments

Agent Comments



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

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propertydata



109/8 Howard st RICHMOND 3121 (REI/VG)

202/5 Kennedy Av RICHMOND 3121 (REI)

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Agent Comments

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

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