

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 1/17 Davison Street, Richmond Vic 3121

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$495,000 House Unit X Suburb Richmond

Period - From 01/10/2017 to 31/12/2017 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	12/50 Baker St RICHMOND	\$323,000	18/10/2017
2	9/4 Smith St RICHMOND 3121	\$315,000	28/11/2017
3	6/4 Mcgrath Ct RICHMOND 3121	\$310,000	09/12/2017

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.



Rooms: 2
Property Type: Unit
Land Size: 547.097 sqm approx
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
December quarter 2017: \$495,000

Comparable Properties



12/50 Baker St RICHMOND (REI)

Agent Comments



Price: \$323,000
Method: Sold Before Auction
Date: 18/10/2017
Rooms: 2
Property Type: Apartment



9/4 Smith St RICHMOND 3121 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 28/11/2017
Rooms: -
Property Type: Apartment



6/4 Mcgrath Ct RICHMOND 3121 (REI)

Agent Comments



Price: \$310,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Apartment