hockingstuart

Daniel Atsis 03 9421 7100 0408 556 927

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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

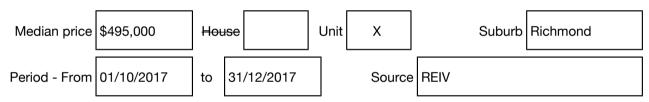
1/17 Davison Street, Richmond Vic 3121
a

Indicative selling price

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

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

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	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.

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propertydata

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1/17 Davison Street, Richmond Vic 3121

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

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

Comparable Properties





Agent Comments

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

• 1

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