Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/35 Davison Street, Richmond Vic 3121

Indicative selling price

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

Single price \$675,000

Median sale price

Median price	\$670,000	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/10/2020	to	30/09/2021	Sou	urce	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.

Add	lress of comparable property	Price	Date of sale
1	705/11 David St RICHMOND 3121	\$677,500	26/10/2021
2	8/5-7 Leslie St RICHMOND 3121	\$674,000	18/08/2021
3	313/71 Abinger St RICHMOND 3121	\$660,000	04/10/2021

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.

This Statement of Information was prepared on:

03/12/2021 13:02









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$675,000 Median Unit Price Year ending September 2021: \$670,000

Comparable Properties



705/11 David St RICHMOND 3121 (REI)

8/5-7 Leslie St RICHMOND 3121 (REI)



Price: \$677,500 Method: Sold Before Auction Date: 26/10/2021 Rooms: 4 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$674,000 Method: Sold Before Auction Date: 18/08/2021 Property Type: Unit

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313/71 Abinger St RICHMOND 3121 (REI/VG) Agent Comments

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Price: \$660,000 Method: Sold Before Auction Date: 04/10/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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