

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

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

Property Type Unit

Suburb Richmond

Period - From 01/10/2020

to 30/09/2021

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	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



🛏️ 2 🚿 1 🚗 0

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)

Agent Comments

🛏️ 2 🚿 2 🚗 2

Price: \$677,500

Method: Sold Before Auction

Date: 26/10/2021

Rooms: 4

Property Type: Apartment



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

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$674,000

Method: Sold Before Auction

Date: 18/08/2021

Property Type: Unit



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

Agent Comments

🛏️ 2 🚿 2 🚗 1

Price: \$660,000

Method: Sold Before Auction

Date: 04/10/2021

Property Type: Apartment