## 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

212/59 Coppin Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$575,000		&		\$625,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2021	to	31/03/2022		So	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.

Ade	dress of comparable property	Price	Date of sale
1	210/20 Burnley St RICHMOND 3121	\$630,000	18/11/2021
2	517A/609 Victoria St ABBOTSFORD 3067	\$590,000	31/03/2022
3	608/2 Mcgoun St RICHMOND 3121	\$580,000	30/03/2022

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:

16/05/2022 13:06









Property Type: Apartment Agent Comments Indicative Selling Price \$575,000 - \$625,000 Median Unit Price Year ending March 2022: \$680,000

# **Comparable Properties**



210/20 Burnley St RICHMOND 3121 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 18/11/2021 Property Type: Apartment



517A/609 Victoria St ABBOTSFORD 3067 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$590,000 Method: Private Sale Date: 31/03/2022 Property Type: Apartment



608/2 Mcgoun St RICHMOND 3121 (REI/VG)



**Price:** \$580,000 **Method:** Private Sale **Date:** 30/03/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



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