Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	608/1 Dyer Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$666,250	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/07/2020	to	30/06/2021	S	ource	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

1	805/1 Dyer St RICHMOND 3121	\$500,000	23/06/2021
2	606/10 Trenerry Cr ABBOTSFORD 3067	\$465,000	04/09/2021
3	504/12 Trenerry Cr ABBOTSFORD 3067	\$430,000	17/08/2021

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:	29/09/2021 11:09



Date of sale







Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$425,000 - \$450,000 **Median Unit Price** Year ending June 2021: \$666,250

Comparable Properties

805/1 Dyer St RICHMOND 3121 (VG)

Price: \$500,000 Method: Sale Date: 23/06/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

606/10 Trenerry Cr ABBOTSFORD 3067 (REI)





Price: \$465,000 Method: Private Sale Date: 04/09/2021

Property Type: Apartment

Agent Comments



504/12 Trenerry Cr ABBOTSFORD 3067

(REI/VG)

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Price: \$430.000 Method: Private Sale Date: 17/08/2021

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177





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