

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

15/182 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between \$310,000 & \$325,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/07/2021 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	1/44 Coppin St RICHMOND 3121	\$342,500	08/12/2021
2	4/5 Mcgrath Ct RICHMOND 3121	\$325,000	14/12/2021
3	8/270 Burnley St RICHMOND 3121	\$312,500	03/12/2021

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:

11/01/2022 13:02



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$310,000 - \$325,000

Median Unit Price

September quarter 2021: \$670,000

Comparable Properties



1/44 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$342,500

Method: Auction Sale

Date: 08/12/2021

Property Type: Apartment



4/5 Mcgrath Ct RICHMOND 3121 (REI)

Agent Comments



Price: \$325,000

Method: Sold Before Auction

Date: 14/12/2021

Property Type: Apartment



8/270 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$312,500

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment