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 522/1 Dyer Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$470,000		&		\$495,000			
Median sale pi	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	103/10 Jago St RICHMOND 3121	\$517,500	07/01/2022
2	515/253 Bridge Rd RICHMOND 3121	\$466,200	22/12/2021
3	511/253 Bridge Rd RICHMOND 3121	\$450,000	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:

17/02/2022 09:04









Property Type: Hobby Farm < 20 ha Land Size: 9948 sqm approx Agent Comments

Indicative Selling Price \$470,000 - \$495,000 **Median Unit Price** Year ending December 2021: \$680,000

Comparable Properties



103/10 Jago St RICHMOND 3121 (REI)



Price: \$517,500 Method: Private Sale Date: 07/01/2022 Property Type: Apartment Agent Comments

515/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments





Price: \$466,200 Method: Private Sale Date: 22/12/2021 Property Type: Apartment

511/253 Bridge Rd RICHMOND 3121 (REI)



Agent Comments



Method: Private Sale Date: 03/12/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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