

# 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

807/11 David Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$490,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2021

to 31/12/2021

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.

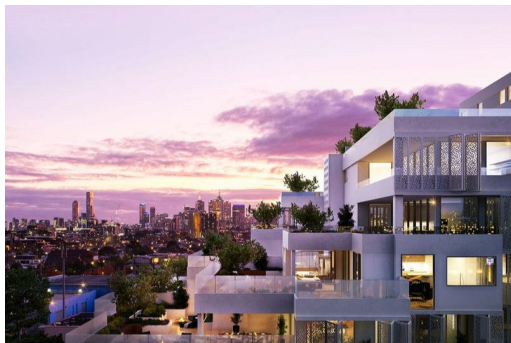
|   | Address of comparable property    | Price     | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 515/253 Bridge Rd RICHMOND 3121   | \$466,200 | 22/12/2021   |
| 2 | 502/486 Victoria St RICHMOND 3121 | \$450,000 | 03/01/2022   |
| 3 | 11/69 River St RICHMOND 3121      | \$434,000 | 12/01/2022   |

**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:

22/03/2022 21:23



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

Year ending December 2021: \$680,000

## Comparable Properties



**515/253 Bridge Rd RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$466,200

**Method:** Private Sale

**Date:** 22/12/2021

**Property Type:** Apartment



**502/486 Victoria St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 03/01/2022

**Property Type:** Apartment



**11/69 River St RICHMOND 3121 (VG)**

Agent Comments



**Price:** \$434,000

**Method:** Sale

**Date:** 12/01/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**Account - Biggin & Scott** | P: 03 9429 9177