

# 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

60 Coppin 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 \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,505,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 31/03/2022 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	22 Grattan PI RICHMOND 3121	\$1,975,000	30/04/2022
2	10 St Phillips St ABBOTSFORD 3067	\$1,950,000	26/03/2022
3	3 Pine St HAWTHORN 3122	\$1,937,500	18/06/2022

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:

23/06/2022 15:05



 3   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

Year ending March 2022: \$1,505,000

## Comparable Properties



**22 Grattan PI RICHMOND 3121 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** House (Res)



**10 St Phillips St ABBOTSFORD 3067 (REI/VG)** Agent Comments

 3   
  1   
  1

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 260 sqm approx



**3 Pine St HAWTHORN 3122 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,937,500

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** House (Res)

Account - Biggin & Scott | P: 03 9426 4000