

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

259 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Richmond

Period - From 14/01/2020 to 13/01/2021 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	40 Arthur St SOUTH YARRA 3141	\$2,700,000	07/09/2020
2	255 Coppin St RICHMOND 3121	\$2,700,000	16/11/2020
3	48 George St EAST MELBOURNE 3002	\$2,600,000	07/12/2020

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:

14/01/2021 17:17

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

14/01/2020 - 13/01/2021: \$1,400,000



Property Type: House

Land Size: 279 sqm approx

Agent Comments

Comparable Properties



40 Arthur St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$2,700,000

Method: Sale

Date: 07/09/2020

Property Type: House (Res)

Land Size: 215 sqm approx



255 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 16/11/2020

Property Type: House



48 George St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 335 sqm approx