

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

9/28 Davison Street Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

5/21 Somerset Street Richmond VIC 3121	\$485,000	11-Oct-21
16/275-277 Burnley Street Richmond VIC 3121	\$495,000	18-Nov-21
210/368 Burnley Street Richmond VIC 3121	\$490,000	04-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 26 November 2021



5/21 Somerset Street Richmond VIC 3121

Sold Price

^{RS}

\$485,000

Sold Date

11-Oct-21

2

1

1

Distance

0.67km



16/275-277 Burnley Street Richmond VIC 3121

Sold Price

^{RS}

\$495,000

^{UN}

Sold Date

18-Nov-21

2

1

1

Distance

1.16km



210/368 Burnley Street Richmond VIC 3121

Sold Price

^{RS}

\$490,000

^{UN}

Sold Date

04-Sep-21

2

1

1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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