

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

1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$1,442,000

House

X

Unit

Suburb Richmond

Period - From 01/07/2017

to 30/09/2017

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 | 718C/1 Dyer St RICHMOND 3121 | \$595,000 | 10/05/2017 |
| 2 | 615/1 Dyer St RICHMOND 3121 | \$520,000 | 10/05/2017 |
| 3 | 614/1 Dyer St RICHMOND 3121 | \$518,000 | 14/09/2017 |

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

718C/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 10/05/2017

Rooms: -

Property Type: Apartment



615/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 10/05/2017

Rooms: 3

Property Type: Apartment



614/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$518,000

Method: Private Sale

Date: 14/09/2017

Rooms: 3

Property Type: Apartment