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	308/9-15 David Street, Richmond Vic 3121

Indicative selling price

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

Single price $395,000

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	207/11 David St RICHMOND 3121	$410,000	12/10/2021
2	304/28 Burnley St RICHMOND 3121	$385,000	14/01/2022
3	501/615 Victoria St ABBOTSFORD 3067	$382,000	17/02/2022

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: 28/02/2022 12:57

308/9-15 David Street, Richmond Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
Year ending December 2021: $680,000

Comparable Properties

207/11 David St RICHMOND 3121 (VG)

1 - -

Agent Comments

Price: $410,000
Method: Sale
Date: 12/10/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



304/28 Burnley St RICHMOND 3121 (REI/VG)

1 1 1

Agent Comments

Price: $385,000
Method: Private Sale
Date: 14/01/2022
Property Type: Apartment



501/615 Victoria St ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $382,000
Method: Private Sale
Date: 17/02/2022
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

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