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	6 Coppin Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $646,500 Property Type Unit Suburb Richmond

Period - From 09/02/2021 to 08/02/2022 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.

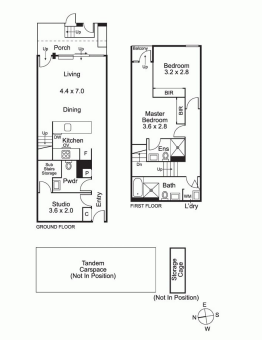
	Address of comparable property	Price	Date of sale
1	288 Highett St RICHMOND 3121	$1,100,000	19/11/2021
2	406/1 Palmer St RICHMOND 3121	$1,050,000	24/01/2022
3	14/65 Stawell St RICHMOND 3121	$1,010,000	20/11/2021

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: 09/02/2022 15:39

6 Coppin Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse (Single)
Land Size: 9948 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
09/02/2021 - 08/02/2022: $646,500

Comparable Properties



288 Highett St RICHMOND 3121 (REI)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 19/11/2021
Property Type: Townhouse (Res)

Agent Comments



406/1 Palmer St RICHMOND 3121 (REI)

2 2 2

Price: $1,050,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment

Agent Comments



14/65 Stawell St RICHMOND 3121 (REI/VG)

2 2 2

Price: $1,010,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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