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	112/84 Cutter Street, Richmond Vic 3121

Indicative selling price

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

Range between $670,000 & $700,000

Median sale price

Median price $636,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 to 31/12/2022 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	807/140 Swan St RICHMOND 3121	$705,000	15/10/2022
2	406/12 Coppin St RICHMOND 3121	$680,000	02/09/2022
3	218/13 Acacia Pl ABBOTSFORD 3067	$675,000	25/10/2022

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: 07/02/2023 14:31

112/84 Cutter Street, Richmond Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$670,000 - $700,000
Median Unit Price
Year ending December 2022: $636,000

Comparable Properties

807/140 Swan St RICHMOND 3121 (REI)

2 1 1

Agent Comments

Price: $705,000
Method:
Date: 15/10/2022
Property Type: Unit



406/12 Coppin St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $680,000
Method: Sold Before Auction
Date: 02/09/2022
Property Type: Unit



218/13 Acacia Pl ABBOTSFORD 3067 (VG)

2 - -

Agent Comments

Price: $675,000
Method: Sale
Date: 25/10/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - BigginScott | P: 03 9426 4000

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