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<br>Including suburb and postcode | 3/30 Davison Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $320,000

## Median sale price

Median price $599,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 30/09/2024 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 | 7/33 Davison St RICHMOND 3121 | $337,500 | 17/09/2024 |
| 2 | 11/36 Egan St RICHMOND 3121 | $345,000 | 04/09/2024 |
| 3 | 19/52 Baker St RICHMOND 3121 | $350,000 | 22/08/2024 |

**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: 24/10/2024 16:05

# 3/30 Davison Street, Richmond Vic 3121



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$320,000
**Median Unit Price**
Year ending September 2024: $599,000

## Comparable Properties



**7/33 Davison St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $337,500
**Method:** Private Sale
**Date:** 17/09/2024
**Property Type:** Apartment

Agent Comments



**11/36 Egan St RICHMOND 3121 (REI)**

1 1 1

**Price:** $345,000
**Method:** Private Sale
**Date:** 04/09/2024
**Property Type:** Apartment

Agent Comments



**19/52 Baker St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $350,000
**Method:** Private Sale
**Date:** 22/08/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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