

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

6/35 Davison Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$812,250

Property Type

Townhouse

Suburb

Richmond

Period - From

26/09/2023

to

25/09/2024

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	23/16 Goodwood St RICHMOND 3121	\$796,000	28/05/2024
2	11/2 New St RICHMOND 3121	\$806,500	15/04/2024
3	4/35 Davison St RICHMOND 3121	\$770,000	11/04/2024

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:

26/09/2024 10:50



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
26/09/2023 - 25/09/2024: \$812,250

Comparable Properties



23/16 Goodwood St RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

Price: \$796,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Single)



11/2 New St RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

Price: \$806,500
Method: Expression of Interest
Date: 15/04/2024
Property Type: Townhouse (Res)

4/35 Davison St RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

Price: \$770,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Res)