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	617/14 DAVID STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Richmond
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
106/30 BURNLEY STREET RICHMOND VIC 3121	$518,000	15-Jan-25
109/30 BURNLEY STREET RICHMOND VIC 3121	$535,000	26-Nov-24
303/32 BOSISTO STREET RICHMOND VIC 3121	$535,500	20-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 21 March 2025

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106/30 BURNLEY STREET RICHMOND VIC 3121

2 1 1

Sold Price **$518,000** Sold Date **15-Jan-25**

Distance **0.34km**

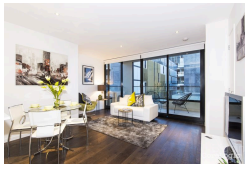


109/30 BURNLEY STREET RICHMOND VIC 3121

2 1 1

Sold Price **$535,000** Sold Date **26-Nov-24**

Distance **0.34km**



303/32 BOSISTO STREET RICHMOND VIC 3121

2 1 1

Sold Price **$535,500** Sold Date **20-Nov-24**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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