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 | 320/14 David Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $430,000

## Median sale price

Median price $637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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 | 7/45 York St RICHMOND 3121 | $435,000 | 10/07/2024 |
| 2 | 2/66 Buckingham St RICHMOND 3121 | $435,000 | 03/07/2024 |
| 3 | 105/47 Murphy St RICHMOND 3121 | $455,000 | 20/06/2024 |

**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: 27/07/2024 08:54

# 320/14 David Street, Richmond Vic 3121

Marcus Kassab
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1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$430,000
**Median Unit Price**
June quarter 2024: $637,500

## Comparable Properties



**7/45 York St RICHMOND 3121 (REI)**

1 1 1

**Price:** $435,000
**Method:** Private Sale
**Date:** 10/07/2024
**Property Type:** Apartment

Agent Comments



**2/66 Buckingham St RICHMOND 3121 (REI)**

1 1 1

**Price:** $435,000
**Method:** Sold Before Auction
**Date:** 03/07/2024
**Property Type:** Apartment

Agent Comments



**105/47 Murphy St RICHMOND 3121 (REI)**

1 1 1

**Price:** $455,000
**Method:** Private Sale
**Date:** 20/06/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

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