

# 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 407/71 Canterbury Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price \$575,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2024

to 31/03/2024

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	2/84 Cutter St RICHMOND 3121	\$500,000	25/04/2024
2	302/1 Margaret St RICHMOND 3121	\$480,000	16/05/2024
3	202/12 Coppin St RICHMOND 3121	\$475,000	07/06/2024

**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:

24/06/2024 15:05

407/71 Canterbury Street, Richmond Vic 3121



 1  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$475,000  
**Median Unit Price**  
March quarter 2024: \$575,000

## Comparable Properties



**2/84 Cutter St RICHMOND 3121 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 25/04/2024  
**Property Type:** Apartment



**302/1 Margaret St RICHMOND 3121 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$480,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2024  
**Property Type:** Apartment



**202/12 Coppin St RICHMOND 3121 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** Apartment

**Account - Ray White Eltham | P: 03 9431 3425**



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