

# 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

103/33 Judd 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)

Range between \$438,001 & \$450,000

### Median sale price

Median price \$570,500 Property Type Unit Suburb Richmond

Period - From 01/07/2020 to 30/09/2020 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	612/33 Judd St RICHMOND 3121	\$485,000	28/08/2020
2	609/33 Judd St RICHMOND 3121	\$483,500	25/06/2020
3	305/45-49 York St RICHMOND 3121	\$433,000	28/09/2020

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:

02/12/2020 08:30