

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

304/33 JUDD 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2022

to

31 May 2023

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

412/33 JUDD STREET RICHMOND VIC 3121	\$480,000	15-Apr-23
203/2-10 MCGOUN STREET RICHMOND VIC 3121	\$465,000	03-Mar-23
510/253 BRIDGE ROAD RICHMOND VIC 3121	\$440,000	31-May-23

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.~~

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**412/33 JUDD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

15-Apr-23

Distance

0km



**203/2-10 MCGOUN STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$465,000

Sold Date

03-Mar-23

Distance

0.08km



**510/253 BRIDGE ROAD RICHMOND
VIC 3121**

1 1 1

Sold Price

^{RS} **\$440,000**

Sold Date

31-May-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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