

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

512/33 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

or range
between

\$480,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 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

304/33 JUDD STREET RICHMOND VIC 3121	\$460,000	15-Jul-23
711/1 DYER STREET RICHMOND VIC 3121	\$480,000	01-Aug-23
722/1 DYER STREET RICHMOND VIC 3121	\$488,000	13-Sep-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.~~

This Statement of Information was prepared on: 18 October 2023



304/33 JUDD STREET RICHMOND VIC 3121 Sold Price **\$460,000** Sold Date **15-Jul-23**

 1  1  1

Distance **0km**



711/1 DYER STREET RICHMOND VIC 3121 Sold Price **\$480,000** Sold Date **01-Aug-23**

 1  1  1

Distance **0.7km**



722/1 DYER STREET RICHMOND VIC 3121 Sold Price ^{RS} **\$488,000** Sold Date **13-Sep-23**

 1  1  1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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