

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

107/33 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

\$420,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/9 SOMERSET STREET RICHMOND VIC 3121	\$450,000	03-Feb-25
801/1 DYER STREET RICHMOND VIC 3121	\$445,000	15-Mar-25
110/360 BURNLEY STREET RICHMOND VIC 3121	\$430,000	18-Feb-25

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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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**3/9 SOMERSET STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$450,000** Sold Date **03-Feb-25**

Distance **0.55km**



**801/1 DYER STREET RICHMOND
VIC 3121**

1 1 1

Sold Price ^{RS} **\$445,000** Sold Date **15-Mar-25**

Distance **0.72km**



**110/360 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$430,000** Sold Date **18-Feb-25**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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