

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

505/33 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2020

to

28 Feb 2021

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

415/33 Judd Street Richmond VIC 3121	\$650,000	16-Nov-20
507/33 Judd Street Richmond VIC 3121	\$606,500	04-Dec-20
12/30 Tanner Street Richmond VIC 3121	\$615,000	23-Feb-21

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: 16 March 2021

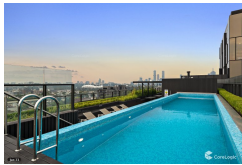


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415/33 Judd Street Richmond VIC 3121

Sold Price

\$650,000

Sold Date **16-Nov-20**

2 2 1

Distance -



507/33 Judd Street Richmond VIC 3121

Sold Price

\$606,500

Sold Date **04-Dec-20**

2 1 1

Distance -



12/30 Tanner Street Richmond VIC 3121

Sold Price

^{RS} **\$615,000**

Sold Date **23-Feb-21**

2 1 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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