

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

510/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$538,500

Property Type

Unit

Suburb

Richmond

Period - From

20/07/2022

to

19/07/2023

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	510/253 Bridge Rd RICHMOND 3121	\$440,000	30/05/2023
2	209/2 Mcgoun St RICHMOND 3121	\$431,000	10/03/2023
3	523/253 Bridge Rd RICHMOND 3121	\$402,000	02/03/2023

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:

20/07/2023 11:01



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

20/07/2022 - 19/07/2023: \$538,500

Comparable Properties



510/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

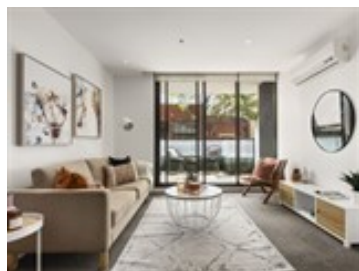
1
 1
 1

Price: \$440,000

Method: Private Sale

Date: 30/05/2023

Property Type: Unit



209/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$431,000

Method: Private Sale

Date: 10/03/2023

Property Type: Apartment



523/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$402,000

Method: Private Sale

Date: 02/03/2023

Property Type: Apartment