

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

308/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$410,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2021

to

31/03/2022

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	234/3 Hoddle St COLLINGWOOD 3066	\$420,000	30/03/2022
2	328/253 Bridge Rd RICHMOND 3121	\$415,000	27/04/2022
3	404/70 Stanley St COLLINGWOOD 3066	\$411,500	11/05/2022

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:

17/05/2022 16:57

308/2 Mcgoun Street, Richmond Vic 3121



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Indicative Selling Price

\$400,000 - \$410,000

Median Unit Price

Year ending March 2022: \$680,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



234/3 Hoddle St COLLINGWOOD 3066 (VG)

Agent Comments

1 - -

Price: \$420,000

Method: Sale

Date: 30/03/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



328/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$415,000

Method: Private Sale

Date: 27/04/2022

Property Type: Apartment



404/70 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$411,500

Method: Private Sale

Date: 11/05/2022

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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