

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

11 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Richmond

Period - From 01/10/2022

to

31/12/2022

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	44 Freeman St RICHMOND 3121	\$1,358,000	20/03/2023
2	41 North St RICHMOND 3121	\$1,307,000	25/03/2023
3			

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:

30/03/2023 11:30

11 Judd Street, Richmond Vic 3121

WHITEFOX

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2022: \$1,450,000



2 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



44 Freeman St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,358,000

Method: Private Sale

Date: 20/03/2023

Property Type: House

Land Size: 410 sqm approx



41 North St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,307,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

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.

Account - Whitefox Real Estate | P: 96459699



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