

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

322/33 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/23 PARK STREET RICHMOND VIC 3121	\$690,500	14-Nov-24
103/18 COPPIN STREET RICHMOND VIC 3121	\$695,000	02-Nov-24
2/61-65 KENT STREET RICHMOND VIC 3121	\$681,000	23-Nov-24

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: 20 December 2024



3/23 PARK STREET RICHMOND VIC 3121 Sold Price ^{RS} **\$690,500** ^{UN} Sold Date **14-Nov-24**

 2  1  1

Distance **1.71km**



103/18 COPPIN STREET RICHMOND VIC 3121 Sold Price **\$695,000** Sold Date **02-Nov-24**

 2  1  1

Distance **0.7km**



2/61-65 KENT STREET RICHMOND VIC 3121 Sold Price ^{RS} **\$681,000** Sold Date **23-Nov-24**

 2  1  1

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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