# 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

402/2 Mcgoun Street, Richmond Vic 3121

## Indicative selling price

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

Range betwee	n \$375,000		&	\$	395,000						
Median sale price											
Median price	\$610,000	House	e	Unit	x		Suburb	Richmond			
Period - From	01/04/2018	to 3	1/03/2019	]	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.

Ad	dress of comparable property	Price	Date of sale
1	318/2 Mcgoun St RICHMOND 3121	\$405,000	03/04/2019
2	113/10 Burnley St RICHMOND 3121	\$395,000	17/05/2019
3	7/372 Church St RICHMOND 3121	\$390,000	04/05/2019

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.

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# petermarkovic





Rooms: Property Type: Apartment Agent Comments

**Indicative Selling Price** \$375,000 - \$395,000 **Median Unit Price** Year ending March 2019: \$610,000

# **Comparable Properties**



318/2 Mcgoun St RICHMOND 3121 (REI) **Lee** 1 **1** 1

Price: \$405,000

Method: Private Sale Date: 03/04/2019 Rooms: 2 Property Type: Apartment



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113/10 Burnley St RICHMOND 3121 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$395,000 Method: Private Sale Date: 17/05/2019 Rooms: -Property Type: Apartment



7/372 Church St RICHMOND 3121 (REI)



Price: \$390,000

Method: Auction Sale Date: 04/05/2019 Rooms: -Property Type: Apartment

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