

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$375,000 & \$395,000

#### Median sale price

Median price \$610,000 House Unit X Suburb Richmond

Period - From 01/04/2018 to 31/03/2019 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.

	Address 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.



 1  1  1

**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)**

**Agent Comments**

 1  1  1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 03/04/2019  
**Rooms:** 2  
**Property Type:** Apartment



**113/10 Burnley St RICHMOND 3121 (REI)**

**Agent Comments**

 1  1  1

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



**7/372 Church St RICHMOND 3121 (REI)**

**Agent Comments**

 1  1  -

**Price:** \$390,000  
**Method:** Auction Sale  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** Apartment