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	23/16 Goodwood Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Single price \$815,000

Median sale price

Median price	\$812,000	Pro	perty Type	Townhou	se	Suburb	Richmond
Period - From	25/05/2023	to	24/05/2024		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

Add	dress of comparable property	Price	Date of sale
1	11/2 New St RICHMOND 3121	\$806,500	15/04/2024
2	8/285 Church St RICHMOND 3121	\$805,000	23/03/2024
3	2/291 Church St RICHMOND 3121	\$805,000	28/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/05/2024 15:38











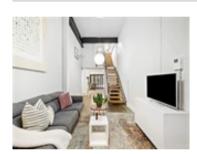


Property Type: Townhouse

Agent Comments

Indicative Selling Price \$815,000 **Median Townhouse Price** 25/05/2023 - 24/05/2024: \$812,000

Comparable Properties



11/2 New St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$806,500

Method: Expression of Interest

Date: 15/04/2024

Property Type: Townhouse (Res)



8/285 Church St RICHMOND 3121 (REI/VG)

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Price: \$805,000 Method: Auction Sale Date: 23/03/2024

Property Type: Townhouse (Res)

Agent Comments

2/291 Church St RICHMOND 3121 (REI)

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Price: \$805.000 Method: Private Sale Date: 28/03/2024

Property Type: Townhouse (Res)

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



