

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

23/16 Goodwood Street, Richmond Vic 3121

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

Property Type

Townhouse

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	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 comparable properties 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



 2  1  1

Property Type: Townhouse
(Single)

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

 2  1  1

Price: \$806,500

Method: Expression of Interest

Date: 15/04/2024

Property Type: Townhouse (Res)



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

Agent Comments

 2  1  1

Price: \$805,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

2/291 Church St RICHMOND 3121 (REI)

Agent Comments

 2  1  1

Price: \$805,000

Method: Private Sale

Date: 28/03/2024

Property Type: Townhouse (Res)

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