

## 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

712/33 Judd 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2020

to

31 May 2021

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

720/1 Dyer Street Richmond VIC 3121	\$480,000	22-Mar-21
1005/8 Grosvenor Street Abbotsford VIC 3067	\$470,000	16-Jan-21
904/14 David Street Richmond VIC 3121	\$508,000	07-Feb-21

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: 28 June 2021

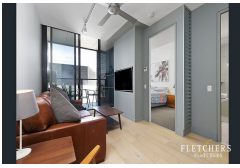


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**720/1 Dyer Street Richmond VIC 3121**

1 1 1

Sold Price

**\$480,000**

Sold Date

**22-Mar-21**

Distance

**0.72km**



**1005/8 Grosvenor Street Abbotsford VIC 3067**

1 1 1

Sold Price

**\$470,000**

Sold Date

**16-Jan-21**

Distance

**1.3km**



**904/14 David Street Richmond VIC 3121**

1 1 1

Sold Price

**\$508,000**

Sold Date

**07-Feb-21**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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