

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

210/2-10 McGoun Street Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$419,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Richmond

Period-from

01 Sep 2018

to

31 Aug 2019

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

318/2-10 McGoun Street Richmond VIC 3121	\$405,000	02-Apr-19
712/2-10 McGoun Street Richmond VIC 3121	\$450,000	20-Mar-19
211/33 Judd Street Richmond VIC 3121	\$418,000	03-May-19

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: 19 September 2019

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318/2-10 McGoun Street Richmond VIC 3121

Sold Price

\$405,000

Sold Date

02-Apr-19



1



1



1

Distance

-



712/2-10 McGoun Street Richmond VIC 3121

Sold Price

\$450,000

Sold Date

20-Mar-19



1



1



2

Distance

-



211/33 Judd Street Richmond VIC 3121

Sold Price

\$418,000

Sold Date

03-May-19



1



1



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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