

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

303/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$690,000

&

\$730,000

Median sale price

Median price

\$608,500

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2023

to

30/06/2023

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	3/1 Kennedy Av RICHMOND 3121	\$795,000	21/03/2023
2	206/9 Griffiths St RICHMOND 3121	\$712,000	10/03/2023
3	709/2 Mcgoun St RICHMOND 3121	\$689,000	14/04/2023

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:

19/07/2023 09:39



2
 2
 1

Property Type: Apartment
Land Size: 114 sqm approx
Agent Comments

Indicative Selling Price
 \$690,000 - \$730,000
Median Unit Price
 June quarter 2023: \$608,500

Comparable Properties



3/1 Kennedy Av RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$795,000
Method: Sold Before Auction
Date: 21/03/2023
Property Type: Apartment



206/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 2

Price: \$712,000
Method: Private Sale
Date: 10/03/2023
Property Type: Unit



709/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$689,000
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment