

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

220/253 BRIDGE ROAD 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

or range
between

\$400,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

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

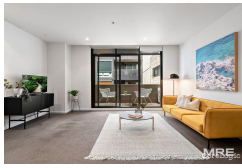
Date of sale

703/2-10 MCGOUN STREET RICHMOND VIC 3121	\$466,000	06-Feb-24
205/33 JUDD STREET RICHMOND VIC 3121	\$462,000	28-Sep-23
104/63 GLASS STREET RICHMOND VIC 3121	\$495,000	22-Dec-23

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: 23 February 2024



**703/2-10 MCGOUN STREET
 RICHMOND VIC 3121**

 1  1  1

Sold Price

^{RS} **\$466,000** Sold Date **06-Feb-24**

Distance **0.21km**



**205/33 JUDD STREET RICHMOND
 VIC 3121**

 1  1  1

Sold Price

\$462,000 Sold Date **28-Sep-23**

Distance **0.22km**



**104/63 GLASS STREET RICHMOND
 VIC 3121**

 1  1  1

Sold Price

^{RS} **\$495,000** Sold Date **22-Dec-23**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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