

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

516/33 JUDD 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

or range
between

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2022

to

31 Jul 2023

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

304/33 JUDD STREET RICHMOND VIC 3121	\$460,000	24-Jul-23
412/33 JUDD STREET RICHMOND VIC 3121	\$480,000	15-Apr-23
306/33 JUDD STREET RICHMOND VIC 3121	\$480,000	23-Jun-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: 31 August 2023



**304/33 JUDD STREET RICHMOND
VIC 3121**

Sold Price

^{RS} **\$460,000**

Sold Date

24-Jul-23

1

1

1

Distance

0km



**412/33 JUDD STREET RICHMOND
VIC 3121**

Sold Price

^{RS} **\$480,000**

Sold Date

15-Apr-23

1

1

1

Distance

0km



**306/33 JUDD STREET RICHMOND
VIC 3121**

Sold Price

\$480,000

Sold Date

23-Jun-23

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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