

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

605/33 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2023

to

31 May 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

704/19 JUDD STREET RICHMOND VIC 3121	\$610,000	14-Mar-24
603B/71 ABINGER STREET RICHMOND VIC 3121	\$660,000	16-Apr-24
409/6 LORD STREET RICHMOND VIC 3121	\$625,000	21-Mar-24

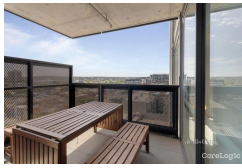
OR

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.~~

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**704/19 JUDD STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$610,000** Sold Date **14-Mar-24**

Distance **0.05km**



**603B/71 ABINGER STREET
RICHMOND VIC 3121**

2 2 1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **16-Apr-24**

Distance **0.77km**



**409/6 LORD STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$625,000** Sold Date **21-Mar-24**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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