

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

1/1-3 MCGRATH COURT 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2021

to

31 Jul 2022

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

8/81 EDINBURGH STREET RICHMOND VIC 3121	\$322,000	22-May-22
13/54-62 BENDIGO STREET RICHMOND VIC 3121	\$317,500	02-Jul-22

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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**8/81 EDINBURGH STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price **\$322,000** Sold Date **22-May-22**

Distance **0.66km**



**13/54-62 BENDIGO STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price ^{RS} **\$317,500** Sold Date **02-Jul-22**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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