

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

211/2-10 MCGOUN 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

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,368,500

Property type

House

Suburb

Richmond

Period-from

01 Feb 2024

to

31 Jan 2025

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

403/8 GARFIELD STREET RICHMOND VIC 3121	\$386,000	17-Sep-24
508/253 BRIDGE ROAD RICHMOND VIC 3121	\$351,000	03-Nov-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.

This Statement of Information was prepared on: 03 February 2025

Sales Avant

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**403/8 GARFIELD STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price **\$386,000** Sold Date **17-Sep-24**

Distance **0.61km**



**508/253 BRIDGE ROAD
RICHMOND VIC 3121**

 1  1  1

Sold Price **\$351,000** Sold Date **03-Nov-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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