## 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

608/2 Mcgoun Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$570,000		&		\$580,000	)		
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	48/211 Wellington Pde EAST MELBOURNE 3002	\$630,000	22/12/2021
2	106/1 Turner St ABBOTSFORD 3067	\$600,000	15/02/2022
3	106/253 Bridge Rd RICHMOND 3121	\$579,000	16/12/2021

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 six months.

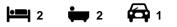
This Statement of Information was prepared on:

02/03/2022 15:31









**Property Type:** Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

Indicative Selling Price \$570,000 - \$580,000 Median Unit Price Year ending December 2021: \$680,000

# **Comparable Properties**

48/211 Wellington Pde EAST MELBOURNE 3002 (VG)	Agent Comments
🛏 2 🗰 - 🛱 -	
Price: \$630,000	_
Method: Sale	
Date: 22/12/2021	
Property Type: Flat/Unit/Apartment (Res)	
106/1 Turner St ABBOTSFORD 3067 (REI)	Agent Comments
	, gent e en norde
🛏 2 🙀 2 🛱 1	
Price: \$600,000	_
Price: \$600,000 Method: Private Sale	_
Price: \$600,000 Method: Private Sale Date: 15/02/2022	_
2    2    2    1    Price: \$600,000 Method: Private Sale Date: 15/02/2022 Property Type: Apartment	_



Price: \$579,000

Method: Private Sale Date: 16/12/2021 Property Type: Apartment

### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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