

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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Richmond

Period-from

01 Oct 2023

to

30 Sep 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

11/10 BOSISTO STREET RICHMOND VIC 3121	\$375,000	19-Jul-24
203/163-165 CREMORNE STREET CREMORNE VIC 3121	\$371,000	26-Sep-24
302/45 YORK STREET RICHMOND VIC 3121	\$425,000	31-May-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: 01 October 2024

Sales Avant

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**11/10 BOSISTO STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price

\$375,000

Sold Date

19-Jul-24

Distance

0.12km



**203/163-165 CREMORNE STREET
CREMORNE VIC 3121**

 1  1  1

Sold Price

^{RS} **\$371,000**

Sold Date

26-Sep-24

Distance

1.51km



**302/45 YORK STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price

\$425,000

Sold Date

31-May-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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