

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

504/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$385,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Richmond

Period - From 01/07/2023 to 30/06/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	113/8 Garfield St RICHMOND 3121	\$356,000	25/05/2024
2	604/120 Palmer St RICHMOND 3121	\$371,000	03/04/2024
3	303/40 Stanley St COLLINGWOOD 3066	\$380,000	23/03/2024

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: 19/09/2024 18:24



Property Type: Strata Unit/Flat

Land Size: 47 sqm approx

Agent Comments

Comparable Properties



113/8 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$356,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment



604/120 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$371,000

Method: Private Sale

Date: 03/04/2024

Property Type: Unit



303/40 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 23/03/2024

Property Type: Apartment