

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

702/33 JUDD 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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Richmond

Period-from

01 May 2023

to

30 Apr 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

13/71A TANNER STREET RICHMOND VIC 3121	\$475,000	22-Mar-24
309/1 DYER STREET RICHMOND VIC 3121	\$500,000	22-Mar-24
101/1 DYER STREET RICHMOND VIC 3121	\$500,000	27-Feb-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.~~

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**13/71A TANNER STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$475,000** Sold Date **22-Mar-24**

Distance **0.63km**



**309/1 DYER STREET RICHMOND
VIC 3121**

1 1 1

Sold Price **\$500,000** Sold Date **22-Mar-24**

Distance **0.7km**



**101/1 DYER STREET RICHMOND VIC
3121**

1 1 -

Sold Price ^{RS} **\$500,000** Sold Date **27-Feb-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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