

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

311/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2022

to 30/06/2022

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	418/11 David St RICHMOND 3121	\$455,000	14/04/2022
2	807/11 David St RICHMOND 3121	\$475,000	05/05/2022
3	320/33 Judd St RICHMOND 3121	\$485,000	14/04/2022

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:

10/10/2022 12:32

Daniel Finlayson

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Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2022: \$690,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



418/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000

Method: Sold Before Auction

Date: 14/04/2022

Property Type: Apartment



807/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 05/05/2022

Property Type: Apartment



320/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$485,000

Method: Private Sale

Date: 14/04/2022

Property Type: Apartment

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