

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

507/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Richmond

Period - From 01/10/2019

to

30/09/2020

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	204/251-253 Bridge Rd RICHMOND 3121	\$665,000	27/07/2020
2	101/120 Gipps St ABBOTSFORD 3067	\$623,000	16/10/2020
3	203/38-40 Yarra St ABBOTSFORD 3067	\$590,000	11/11/2020

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:

13/11/2020 12:35



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending September 2020: \$615,000

Comparable Properties



204/251-253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment

101/120 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$623,000

Method: Sold Before Auction

Date: 16/10/2020

Property Type: Apartment



203/38-40 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 11/11/2020

Property Type: Apartment