

# 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

703/2 Mcgoun Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$470,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Richmond

Period - From 23/01/2023 to 22/01/2024 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	418/253 Bridge Rd RICHMOND 3121	\$470,000	06/10/2023
2	309/71 Abinger St RICHMOND 3121	\$470,000	14/08/2023
3	2/71a Tanner St RICHMOND 3121	\$460,000	23/09/2023

**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:

23/01/2024 14:04



 1  
  1  
  1

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$450,000 - \$470,000

**Median Unit Price**

23/01/2023 - 22/01/2024: \$595,000

## Comparable Properties



**418/253 Bridge Rd RICHMOND 3121 (REI/VG)** Agent Comments

 1  
  1  
  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** Apartment



**309/71 Abinger St RICHMOND 3121 (REI/VG)** Agent Comments

 1  
  1  
  1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 14/08/2023

**Property Type:** Apartment



**2/71a Tanner St RICHMOND 3121 (REI/VG)** Agent Comments

 1  
  1  
  1

**Price:** \$460,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951