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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$450,000		&		\$470,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	23/01/2023	to	22/01/2024		So	urce	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.

Add	lress 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









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



Price: \$470,000 Method: Private Sale Date: 06/10/2023 Property Type: Apartment



309/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

Agent Comments



Price: \$470,000 Method: Private Sale Date: 14/08/2023 Property Type: Apartment



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



Price: \$460.000 Method: Auction Sale Date: 23/09/2023 Property Type: Apartment

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





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