

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

401/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Range between	\$350,000	&	\$385,000	
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Median sale price

Median price	\$599,000	Hou	Ise	Unit	х	Suburt	Richmond
Period - From	01/07/2017	to	30/06/2018		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.

Ade	dress of comparable property	Price	Date of sale
1	308/253 Bridge Rd RICHMOND 3121	\$385,000	12/05/2018
2	408/2 Mcgoun St RICHMOND 3121	\$366,000	30/06/2018
3	7/45-47 Cameron St RICHMOND 3121	\$350,000	09/03/2018

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$350,000 - \$385,000 Median Unit Price Year ending June 2018: \$599,000

Comparable Properties



Method: Private Sale Date: 12/05/2018 Rooms: -Property Type: Apartment

1

1

Price: \$385,000

308/253 Bridge Rd RICHMOND 3121 (REI/VG)

408/2 Mcgoun St RICHMOND 3121 (REI)

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1

Agent Comments

Agent Comments



Price: \$366,000 Method: Auction Sale Date: 30/06/2018 Rooms: 2 Property Type: Apartment



7/45-47 Cameron St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$350,000 Method: Sold Before Auction Date: 09/03/2018 Rooms: 2 Property Type: Apartment

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