

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

4/1a Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$810,000

Property Type Townhouse

Suburb Richmond

Period - From 28/10/2021

to 27/10/2022

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	22a Rooney St RICHMOND 3121	\$1,150,000	28/09/2022
2	2/3 Princes St ABBOTSFORD 3067	\$990,000	20/08/2022
3	6/85 Nicholson St ABBOTSFORD 3067	\$942,000	15/06/2022

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:

28/10/2022 11:49



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$985,000

Median Townhouse Price

28/10/2021 - 27/10/2022: \$810,000

Comparable Properties



22a Rooney St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 28/09/2022

Property Type: Townhouse (Res)



2/3 Princes St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$990,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Townhouse (Res)



**6/85 Nicholson St ABBOTSFORD 3067
(REI/VG)**

Agent Comments

3 2 1

Price: \$942,000

Method: Private Sale

Date: 15/06/2022

Property Type: Townhouse (Res)

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455