

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

G11/33 JUDD STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

107/45 YORK STREET RICHMOND VIC 3121	\$320,000	05-Jun-24
2/97-101 HUNTER STREET RICHMOND VIC 3121	\$330,000	15-Aug-24

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 6 months.

This Statement of Information was prepared on: 30 August 2024

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**107/45 YORK STREET RICHMOND
VIC 3121**

Sold Price

^{RS}

\$320,000

Sold Date

05-Jun-24

 1

 1

 -

Distance

0.59km



**2/97-101 HUNTER STREET
RICHMOND VIC 3121**

Sold Price

^{RS}

\$330,000

^{UN}

Sold Date

15-Aug-24

 1

 1

 -

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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