

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

215/33 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

\$575,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2024

to

31 Dec 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

203/19 JUDD STREET RICHMOND VIC 3121	\$575,000	19-Sep-24
108/183 BRIDGE ROAD RICHMOND VIC 3121	\$579,999	15-Nov-24
39/4 TULLO PLACE RICHMOND VIC 3121	\$594,000	17-Oct-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.~~

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**203/19 JUDD STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$575,000** Sold Date **19-Sep-24**

Distance **0.05km**



**108/183 BRIDGE ROAD RICHMOND
VIC 3121**

2 1 1

Sold Price **\$579,999** Sold Date **15-Nov-24**

Distance **0.05km**



**39/4 TULLO PLACE RICHMOND
VIC 3121**

2 1 1

Sold Price **\$594,000** Sold Date **17-Oct-24**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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