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	12/1 Mcgrath Court, Richmond Vic 3121

Indicative selling price

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

Single price $310,000

Median sale price

Median price $636,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 to 31/12/2022 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	5/45 Cameron St RICHMOND 3121	$350,000	21/01/2023
2	24/81 Edinburgh St RICHMOND 3121	$340,000	02/11/2022
3	1/4 Mcgrath Ct RICHMOND 3121	$305,000	04/10/2022

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: 13/02/2023 15:22

12/1 Mcgrath Court, Richmond Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$310,000
Median Unit Price
Year ending December 2022: $636,000

Comparable Properties



5/45 Cameron St RICHMOND 3121 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 21/01/2023
Property Type: Apartment

Agent Comments



24/81 Edinburgh St RICHMOND 3121 (REI)

1 1 1

Price: $340,000
Method: Private Sale
Date: 02/11/2022
Property Type: Apartment

Agent Comments



1/4 Mcgrath Ct RICHMOND 3121 (REI/VG)

1 1 -

Price: $305,000
Method: Private Sale
Date: 04/10/2022
Property Type: Apartment
Land Size: 1 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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