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	613/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $590,000 Property Type Unit Suburb Richmond

Period - From 03/11/2022 to 02/11/2023 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	512/33 Judd St RICHMOND 3121	$495,000	30/10/2023
2	418/253 Bridge Rd RICHMOND 3121	$470,000	06/10/2023
3	205/33 Judd St RICHMOND 3121	$462,000	28/09/2023

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: 03/11/2023 10:01

613/2 Mcgoun Street, Richmond Vic 3121



1 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 2044 sqm approx

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
03/11/2022 - 02/11/2023: $590,000

Comparable Properties



512/33 Judd St RICHMOND 3121 (REI)

1 1 1

Price: $495,000
Method: Private Sale
Date: 30/10/2023
Property Type: Apartment

Agent Comments



418/253 Bridge Rd RICHMOND 3121 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 06/10/2023
Property Type: Apartment

Agent Comments

205/33 Judd St RICHMOND 3121 (REI)

1 1 1

Price: $462,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment

Agent Comments

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

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