

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

4/33 Judd Street, Richmond Vic 3121

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,432,500 Property Type House Suburb Richmond

Period - From 01/10/2023 to 30/09/2024 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	2/94 Buckingham St RICHMOND 3121	\$855,000	08/08/2024
2	9/17 Kent St RICHMOND 3121	\$840,000	18/06/2024
3	32/200 Brighton St RICHMOND 3121	\$880,000	29/05/2024

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:

26/10/2024 13:49



1 -

Property Type: House (Res)
Land Size: 2297 sqm approx
 Agent Comments

Indicative Selling Price
 \$840,000 - \$880,000
Median House Price
 Year ending September 2024: \$1,432,500

Comparable Properties



2/94 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

Price: \$855,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: Townhouse (Res)



9/17 Kent St RICHMOND 3121 (REI/VG) Agent Comments

2 2 1

Price: \$840,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Townhouse (Res)



32/200 Brighton St RICHMOND 3121 (VG) Agent Comments

2 - -

Price: \$880,000
Method: Sale
Date: 29/05/2024
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit

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