

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

11/2 New Street, Richmond Vic 3121

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	6/33 Judd St RICHMOND 3121	\$725,000	07/10/2023
2	5/88 Trenerry Cr ABBOTSFORD 3067	\$719,000	15/12/2023
3	P18W/189 Powlett St EAST MELBOURNE 3002	\$700,000	15/11/2023

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:

19/03/2024 01:30



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median Unit Price
December quarter 2023: \$653,000

Comparable Properties



6/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$725,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit



5/88 Trenergy Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

Price: \$719,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment



P18W/189 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088