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 betweer	\$690,000		&		\$730,000					
Median sale pr	rice									
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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



RT Edgar

Justine Harris 0407 332 618 justine.harris@rtedgar.com.au





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)



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



5/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG) Agent Comments



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



P18W/189 Powlett St EAST MELBOURNE 3002 Agent Comments (REI)



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





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