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

303/33 Judd Street, Richmond Vic 3121

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|----------|--|--|
| Range betweer | \$425,000 | | & | | \$465,000 | | | | | |
| Median sale pi | rice | | | | | | | | | |
| Median price | \$575,000 | Pro | operty Type | Unit | | | Suburb | Richmond | | |
| Period - From | 01/01/2024 | to | 31/03/2024 | | 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 | 808/33 Judd St RICHMOND 3121 | \$470,000 | 14/12/2023 |
| 2 | 405/6 Lord St RICHMOND 3121 | \$433,000 | 03/05/2024 |
| 3 | 204/14 David St RICHMOND 3121 | \$420,000 | 25/03/2024 |

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:

12/06/2024 15:58



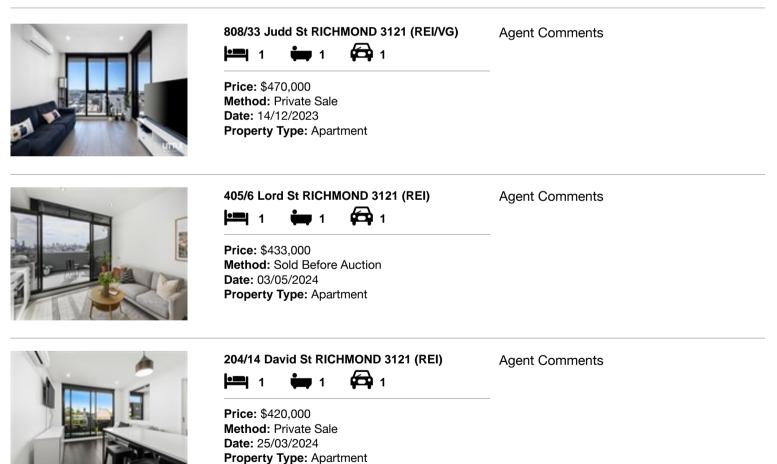






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$425,000 - \$465,000 Median Unit Price March quarter 2024: \$575,000

Comparable Properties



Account - BigginScott | P: 03 9426 4000



property data

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