

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

4/2 MCGOUN STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

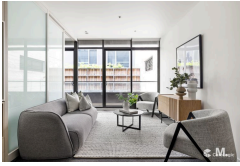
Date of sale

408/2-10 MCGOUN STREET RICHMOND VIC 3121	\$400,000	10-Sep-23
304/33 JUDD STREET RICHMOND VIC 3121	\$460,000	15-Jul-23
204/8 NEW STREET RICHMOND VIC 3121	\$410,000	27-Apr-23

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 6 months.

This Statement of Information was prepared on: 13 October 2023


**408/2-10 MCGOUN STREET
RICHMOND VIC 3121**
 1
  1
  1

 Sold Price **\$400,000** Sold Date **10-Sep-23**

 Distance **0.02km**

**304/33 JUDD STREET RICHMOND
VIC 3121**
 1
  1
  1

 Sold Price **\$460,000** Sold Date **15-Jul-23**

 Distance **0.09km**

**204/8 NEW STREET RICHMOND
VIC 3121**
 1
  1
  1

 Sold Price **\$410,000** Sold Date **27-Apr-23**

 Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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