

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

512/33 JUDD 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Richmond

Period-from

01 Sep 2022

to

31 Aug 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

412/33 JUDD STREET RICHMOND VIC 3121	\$480,000	15-Apr-23
402/18 COPPIN STREET RICHMOND VIC 3121	\$493,000	14-Apr-23
711/1 DYER STREET RICHMOND VIC 3121	\$480,000	01-Aug-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.~~

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**412/33 JUDD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

15-Apr-23

Distance

0km



**402/18 COPPIN STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$493,000

Sold Date

14-Apr-23

Distance

0.7km



**711/1 DYER STREET RICHMOND VIC
3121**

1 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

01-Aug-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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