

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

602/19 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2023

to

31 May 2024

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

301/172 LENNOX STREET RICHMOND VIC 3121	\$768,000	05-Apr-24
212/172 LENNOX STREET RICHMOND VIC 3121	\$700,000	25-Mar-24
601/172 LENNOX STREET RICHMOND VIC 3121	\$840,000	29-Feb-24

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: 14 June 2024

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**301/172 LENNOX STREET
RICHMOND VIC 3121**

2 2 1

Sold Price **\$768,000** Sold Date **05-Apr-24**

Distance **0.18km**



**212/172 LENNOX STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$700,000** Sold Date **25-Mar-24**

Distance **0.17km**



**601/172 LENNOX STREET
RICHMOND VIC 3121**

3 2 1

Sold Price **\$840,000** Sold Date **29-Feb-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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