

## 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

808/33 JUDD STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2022

to

31 Oct 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

205/33 JUDD STREET RICHMOND VIC 3121	\$462,000	28-Sep-23
304/33 JUDD STREET RICHMOND VIC 3121	\$460,000	15-Jul-23
512/33 JUDD STREET RICHMOND VIC 3121	\$495,000	30-Oct-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: 09 November 2023



**205/33 JUDD STREET RICHMOND  
 VIC 3121**

Sold Price

<sup>RS</sup> **\$462,000**

Sold Date **28-Sep-23**

1 1 1

Distance **0km**



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

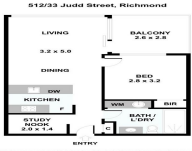
Sold Price

**\$460,000**

Sold Date **15-Jul-23**

1 1 1

Distance **0km**



**512/33 JUDD STREET RICHMOND  
 VIC 3121**

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date **30-Oct-23**

1 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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