

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

G11/33 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

\$350,000

&

\$380,000

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

11/25 WALTHAM STREET RICHMOND VIC 3121	\$372,500	14-Mar-24
11/104 ROWENA PARADE RICHMOND VIC 3121	\$370,000	27-Mar-24
LOT 21/16 DERBY STREET RICHMOND VIC 3121	\$380,000	26-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: 18 June 2024



**11/25 WALTHAM STREET
RICHMOND VIC 3121**

1 1 -

Sold Price **\$372,500** Sold Date **14-Mar-24**

Distance **0.29km**



**11/104 ROWENA PARADE
RICHMOND VIC 3121**

1 1 -

Sold Price **\$370,000** Sold Date **27-Mar-24**

Distance **0.4km**



**LOT 21/16 DERBY STREET
RICHMOND VIC 3121**

1 1 -

Sold Price **\$380,000** Sold Date **26-Feb-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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