

## 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

716/33 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Richmond

Period-from

01 Sep 2021

to

31 Aug 2022

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

320/33 JUDD STREET RICHMOND VIC 3121	\$485,000	14-Apr-22
711/2-10 MCGOUN STREET RICHMOND VIC 3121	\$470,000	29-Mar-22
306/12 COPPIN STREET RICHMOND VIC 3121	\$471,250	18-Mar-22

OR

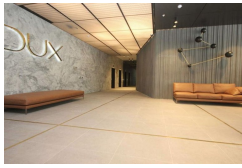
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 September 2022

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**320/33 JUDD STREET RICHMOND  
VIC 3121**

Sold Price

**\$485,000**

Sold Date

**14-Apr-22**

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Distance

**0km****711/2-10 MCGOUN STREET  
RICHMOND VIC 3121**

Sold Price

**\$470,000**

Sold Date

**29-Mar-22**

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Distance

**0.08km****306/12 COPPIN STREET  
RICHMOND VIC 3121**

Sold Price

**\$471,250**

Sold Date

**18-Mar-22**

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Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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