

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

603/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Richmond

Period - From 01/01/2020 to 31/03/2020 Source REIV

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 six 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
1	217/11 David St RICHMOND 3121	\$440,000	17/02/2020
2	604/37-39 Bosisto St RICHMOND 3121	\$411,000	23/01/2020
3	402/486 Victoria St RICHMOND 3121	\$400,000	10/02/2020

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 six months.~~

This Statement of Information was prepared on:

25/05/2020 15:20



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



217/11 David St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 17/02/2020

Property Type: Apartment



604/37-39 Bosisto St RICHMOND 3121 (VG)

Agent Comments



Price: \$411,000

Method: Sale

Date: 23/01/2020

Property Type: Strata Dwelling



402/486 Victoria St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 10/02/2020

Rooms: 2

Property Type: Apartment