Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 902/19 Judd Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$1,525,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$608,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2018	to	30/09/2019)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	701/174-176 Burnley St RICHMOND 3121	\$1,745,000	19/10/2019
2			
3			

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:

05/12/2019 09:22





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Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$1,525,000 - \$1,650,000 Median Unit Price Year ending September 2019: \$608,500

Comparable Properties

701/174-176 Burnley St RICHMOND 3121 (REI) Agent Comments



Price: \$1,745,000 Method: Auction Sale Date: 19/10/2019 Property Type: Apartment

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.