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

601/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$775,000		&		\$825,000			
Median sale p	rice							
Median price	\$637,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2024	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	303/3 Kennedy Av RICHMOND 3121	\$875,000	22/08/2024
2	805/2 Mcgoun St RICHMOND 3121	\$855,000	05/07/2024
3	909/140 Swan St RICHMOND 3121	\$820,000	09/05/2024

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:

09/09/2024 17:45









Property Type: Apartment Agent Comments

Indicative Selling Price \$775,000 - \$825,000 Median Unit Price June quarter 2024: \$637,500

Comparable Properties



303/3 Kennedy Av RICHMOND 3121 (REI)



Price: \$875,000 Method: Sold Before Auction Date: 22/08/2024 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$855,000 Method: Private Sale Date: 05/07/2024 Property Type: Unit

909/140 Swan St RICHMOND 3121 (REI)

805/2 Mcgoun St RICHMOND 3121 (REI)



Agent Comments



Price: \$820,000 Method: Private Sale Date: 09/05/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



property data

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