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 | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$750,000 | | & | | \$800,000 | | | |
| Median sale pi | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 410/6 Lord St RICHMOND 3121 | \$800,000 | 09/07/2024 |
| 2 | 805/2 Mcgoun St RICHMOND 3121 | \$855,000 | 05/07/2024 |
| 3 | 301/172 Lennox St RICHMOND 3121 | \$768,000 | 05/04/2024 |

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:

01/10/2024 13:42









Property Type: Apartment Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price June quarter 2024: \$637,500

Comparable Properties



410/6 Lord St RICHMOND 3121 (REI)

805/2 Mcgoun St RICHMOND 3121 (REI)

2



Price: \$800,000 Method: Private Sale Date: 09/07/2024 Property Type: Apartment Agent Comments

Agent Comments



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

2

Sold

301/172 Lennox St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$768,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

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



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