

# 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

1001/33 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)

Single price \$1,590,000

### Median sale price

Median price \$662,750

Property Type Unit

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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	2/59 Darling St SOUTH YARRA 3141	\$1,610,000	14/10/2020
2	34/201 Wellington Pde.S EAST MELBOURNE 3002	\$1,500,000	27/11/2020
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:

21/01/2021 20:02



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$1,590,000

**Median Unit Price**

December quarter 2020: \$662,750

## Comparable Properties



**2/59 Darling St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 14/10/2020

**Property Type:** Flat/Unit/Apartment (Res)



**34/201 Wellington Pde.S EAST MELBOURNE 3002 (REI)**

**Agent Comments**



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 27/11/2020

**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.