# 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

209/2 Mcgoun Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$562,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	502/8 Howard St RICHMOND 3121	\$435,000	29/05/2025
2	217/45 York St RICHMOND 3121	\$430,000	29/05/2025
3	202/2 Mcgoun St RICHMOND 3121	\$480,000	22/05/2025

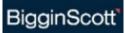
OR

**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:

30/06/2025 10:59





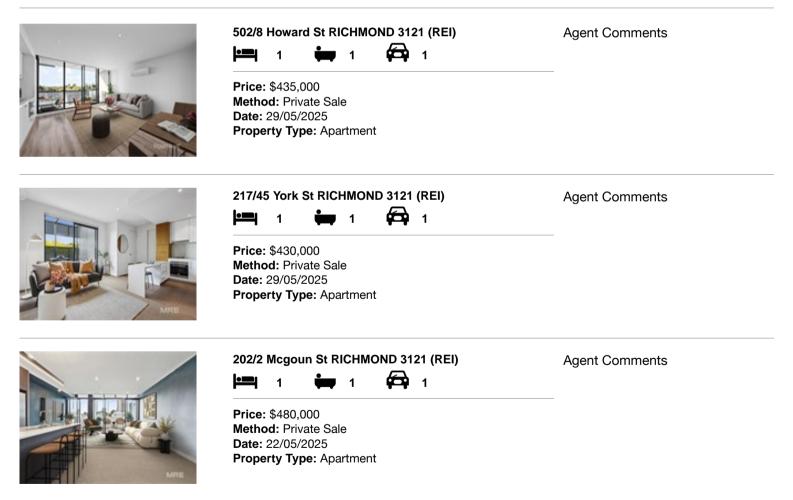




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2025: \$562,500

# **Comparable Properties**



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