

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

1/259 LENNOX STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Richmond

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

2/259 LENNOX STREET RICHMOND VIC 3121	\$680,000	02-Feb-24
503/312 SWAN STREET RICHMOND VIC 3121	\$660,000	14-Mar-24
603B/71 ABINGER STREET RICHMOND VIC 3121	\$660,000	16-Apr-24

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 6 months.

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2/259 LENNOX STREET RICHMOND Sold Price **\$680,000** Sold Date **02-Feb-24**
VIC 3121

2 2 -

Distance **0km**



503/312 SWAN STREET RICHMOND Sold Price **\$660,000** Sold Date **14-Mar-24**
VIC 3121

2 2 1

Distance **0.78km**



603B/71 ABINGER STREET Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **16-Apr-24**
RICHMOND VIC 3121

2 2 1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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