

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

316/6 LORD 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/30 TANNER STREET RICHMOND VIC 3121	\$465,000	25-Aug-22
611/39 APPLETON STREET RICHMOND VIC 3121	\$490,000	21-May-22
102/47 MURPHY STREET RICHMOND VIC 3121	\$475,000	08-Aug-22

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.~~

This Statement of Information was prepared on: 15 November 2022



**Wood
Property**

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**4/30 TANNER STREET RICHMOND
VIC 3121**

Sold Price

\$465,000

Sold Date

25-Aug-22

 1

 1

 1

Distance

1.18km



**611/39 APPLETON STREET
RICHMOND VIC 3121**

Sold Price

\$490,000

Sold Date

21-May-22

 1

 1

 1

Distance

0.77km



**102/47 MURPHY STREET
RICHMOND VIC 3121**

Sold Price

\$475,000

Sold Date

08-Aug-22

 1

 1

 1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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