

## 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

117/185-191 Lennox 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 \$329,000

#### Median sale price

Median price \$599,000

House

Unit

X

Suburb

Richmond

Period - From 01/07/2017

to

30/06/2018

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	101/46 Cambridge St COLLINGWOOD 3066	\$392,000	14/09/2018
2	412/11 Shamrock St ABBOTSFORD 3067	\$360,000	19/07/2018
3	102/2-6 Lord St RICHMOND 3121	\$350,000	02/06/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$329,000  
**Median Unit Price**  
Year ending June 2018: \$599,000

## Comparable Properties



**101/46 Cambridge St COLLINGWOOD 3066 (REI)** Agent Comments



**Price:** \$392,000  
**Method:** Private Sale  
**Date:** 14/09/2018  
**Rooms:** 2  
**Property Type:** Apartment



**412/11 Shamrock St ABBOTSFORD 3067 (REI)** Agent Comments



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 19/07/2018  
**Rooms:** 2  
**Property Type:** Apartment



**102/2-6 Lord St RICHMOND 3121 (REI)** Agent Comments



**Price:** \$350,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** Apartment