Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |5/190 Lennox Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$895,000							

Median sale price

Median price	\$680,000	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/01/2021	to	31/12/2021] 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	302/79 River St SOUTH YARRA 3141	\$895,000	06/11/2021
2	8/190 Lennox St RICHMOND 3121	\$895,000	07/10/2021
3	26/1 Wellington Cr EAST MELBOURNE 3002	\$890,000	23/12/2021

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:

11/02/2022 10:54









Property Type: Unit Agent Comments

Indicative Selling Price \$895,000 Median Unit Price Year ending December 2021: \$680,000

Comparable Properties



302/79 River St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$895,000 Method: Auction Sale Date: 06/11/2021 Property Type: Apartment



8/190 Lennox St RICHMOND 3121 (REI/VG)

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Agent Comments



Price: \$895,000 Method: Auction Sale Date: 07/10/2021 Property Type: Apartment



26/1 Wellington Cr EAST MELBOURNE 3002 Agent Comments (REI)



Price: \$890,000 Method: Private Sale Date: 23/12/2021 Property Type: Apartment

Account - Philip Webb



propertydata

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