

# 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

315/6 Lord 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)

Range between \$530,000

&

\$580,000

### Median sale price

Median price \$552,040

Property Type Unit

Suburb Richmond

Period - From 02/08/2020

to 01/08/2021

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	3/20 Bellevue St RICHMOND 3121	\$531,000	17/07/2021
2	14/8 Lord St RICHMOND 3121	\$575,000	19/05/2021
3	303/1 Kennedy Av RICHMOND 3121	\$541,000	10/02/2021

**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:

02/08/2021 11:09

315/6 Lord Street, Richmond Vic 3121

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**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

02/08/2020 - 01/08/2021: \$552,040



1 1 1

**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/20 Bellevue St RICHMOND 3121 (REI)**

Agent Comments

1 1 1

**Price:** \$531,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** Unit

**14/8 Lord St RICHMOND 3121 (VG)**

Agent Comments

1 - -

**Price:** \$575,000

**Method:** Sale

**Date:** 19/05/2021

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**303/1 Kennedy Av RICHMOND 3121 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$541,000

**Method:** Private Sale

**Date:** 10/02/2021

**Rooms:** 3

**Property Type:** Apartment

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180