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

174 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	\$2,200,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$1,315,500	Prop	erty type		House	Suburb	Richmond
Period-from	01 Dec 2019	to	30 Nov 2	2020	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
34 Glass Street Richmond VIC 3121	\$2,050,000	24-Nov-20
255 Coppin Street Richmond VIC 3121	\$2,700,000	16-Nov-20
38 Corsair Street Richmond VIC 3121	\$2,200,000	06-Aug-20

OR

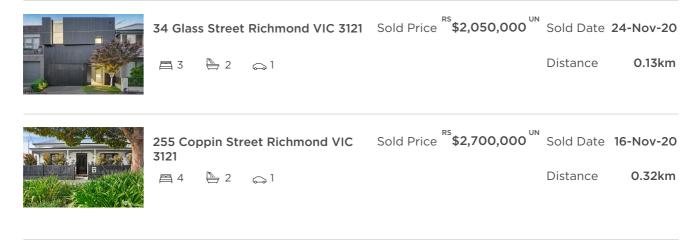
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 December 2020



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38 Corsair Street Richmond VIC 3121	Sold Price	\$2,200,000 Sold Date 06-Aug-20
📇 4 👆 2 🞧 1		Distance 0.45km

RS = Recent sale UN = Undisclosed Sale

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