

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

72 Lennox Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Richmond

Period - From 01/04/2022 to 31/03/2023 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	13a Cameron St RICHMOND 3121	\$1,130,000	24/06/2023
2	8 Hodgson Tce RICHMOND 3121	\$1,115,000	13/05/2023
3	243 Burnley St RICHMOND 3121	\$1,055,000	20/06/2023

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:

13/07/2023 10:36



Property Type: House (Res)

Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2023: \$1,445,000

Comparable Properties



13a Cameron St RICHMOND 3121 (REI)

Agent Comments

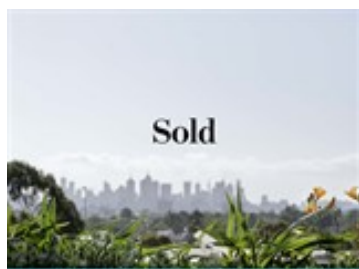


Price: \$1,130,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)



8 Hodgson Tce RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 13/05/2023

Property Type: House

Land Size: 140 sqm approx



243 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,055,000

Method: Sold Before Auction

Date: 20/06/2023

Property Type: House (Res)