

# 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

4/2 Lyndhurst 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 \$560,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2021

to 31/12/2021

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	9/9-11 Adam St BURNLEY 3121	\$583,500	08/12/2021
2	8/136 Yarra St ABBOTSFORD 3067	\$570,000	08/12/2021
3	7/108 Mary St RICHMOND 3121	\$525,000	19/11/2021

**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:

07/03/2022 15:36



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**Property Type:** Apartment  
**Land Size:** 73 (internally) sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000  
**Median Unit Price**  
Year ending December 2021: \$680,000

## Comparable Properties



9/9-11 Adam St BURNLEY 3121 (REI)

**Agent Comments**

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**Price:** \$583,500  
**Method:** Sold Before Auction  
**Date:** 08/12/2021  
**Property Type:** Apartment



8/136 Yarra St ABBOTSFORD 3067 (REI/VG)

**Agent Comments**

2   1   -

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 08/12/2021  
**Property Type:** Apartment  
**Land Size:** 1 sqm approx



7/108 Mary St RICHMOND 3121 (REI)

**Agent Comments**

2   1   1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** Apartment

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