

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

5 Lambert Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,480,000 & \$1,600,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Richmond

Period - From 04/10/2020 to 03/10/2021 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	7 Queen St RICHMOND 3121	\$1,575,000	12/06/2021
2	44 Johnson St RICHMOND 3121	\$1,515,000	01/05/2021
3	63 Lyndhurst St RICHMOND 3121	\$1,490,000	28/05/2021

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:

04/10/2021 14:28



3 1 1

Rooms: 4

Property Type: House

Land Size: 328 sqm approx

Agent Comments

Comparable Properties



7 Queen St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,575,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 200 sqm approx



44 Johnson St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,515,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 220 sqm approx



63 Lyndhurst St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,490,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: House (Res)

Land Size: 171 sqm approx