

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

14/44 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$310,000 & \$330,000

Median sale price

Median price

\$570,500

Property Type

Unit

Suburb

Richmond

Period - From

10/03/2020

to

09/03/2021

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	7/202 Lennox St RICHMOND 3121	\$325,000	22/12/2020
2	12/65 Richmond Tce RICHMOND 3121	\$310,000	10/12/2020
3	2/12 Dickens St RICHMOND 3121	\$300,000	15/01/2021

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:

10/03/2021 14:39

14/44 Lord Street, Richmond Vic 3121

Daniel Atsis

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Indicative Selling Price

\$310,000 - \$330,000

Median Unit Price

10/03/2020 - 09/03/2021: \$570,500



1 1 1

Rooms: 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



7/202 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



12/65 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 10/12/2020

Property Type: Apartment

2/12 Dickens St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$300,000

Method: Sale

Date: 15/01/2021

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

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