

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

1/271 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Richmond

Period - From 01/01/2023 to 31/12/2023 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	16/53 Powlett St EAST MELBOURNE 3002	\$450,000	21/09/2023
2	7/92-94 Charles St ABBOTSFORD 3067	\$422,500	28/09/2023
3	2/199 Punt Rd RICHMOND 3121	\$410,000	31/10/2023

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:

14/03/2024 12:42



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2023: \$607,500

Comparable Properties



16/53 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 21/09/2023
Property Type: Unit



7/92-94 Charles St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$422,500
Method: Sold Before Auction
Date: 28/09/2023
Property Type: Unit



2/199 Punt Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 31/10/2023
Property Type: Unit