

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

5/200 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

to

30/09/2023

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	1/46 Darling St SOUTH YARRA 3141	\$692,500	17/08/2023
2	14/199a Lennox St RICHMOND 3121	\$690,000	29/05/2023
3	42/4 Tullo PI RICHMOND 3121	\$682,000	19/08/2023

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:

25/11/2023 16:29



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$725,000

Median Unit Price

September quarter 2023: \$597,500

Comparable Properties



1/46 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$692,500

Method: Sold Before Auction

Date: 17/08/2023

Property Type: Unit



14/199a Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$690,000

Method: Sold Before Auction

Date: 29/05/2023

Property Type: Unit



42/4 Tullo PI RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$682,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899