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
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Single price \$725,000

Median sale price

Median price	\$597,500	Pro	perty 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.

Ado	dress 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









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



Price: \$692,500 Method: Sold Before Auction Date: 17/08/2023 Property Type: Unit



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



Price: \$690,000 Method: Sold Before Auction Date: 29/05/2023 Property Type: Unit

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

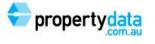


Price: \$682.000

Method: Auction Sale Date: 19/08/2023 Property Type: Apartment Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899





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