

## 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

2/165 LENNOX STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

14/50 PALMER STREET RICHMOND VIC 3121	\$910,000	13-Dec-23
313/6 LORD STREET RICHMOND VIC 3121	\$899,000	26-Feb-24

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 6 months.

This Statement of Information was prepared on: 21 March 2024



**14/50 PALMER STREET RICHMOND** Sold Price **\$910,000** Sold Date **13-Dec-23**  
**VIC 3121**

 2  2  1

Distance **1.01km**



**313/6 LORD STREET RICHMOND** Sold Price <sup>RS</sup> **\$899,000** <sup>UN</sup> Sold Date **26-Feb-24**  
**VIC 3121**

 2  2  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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