

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

6/190 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$574,000

Property Type Unit

Suburb Richmond

Period - From 03/11/2020

to

02/11/2021

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	315/6 Lord St RICHMOND 3121	\$602,500	09/10/2021
2	3/25 Coppin St RICHMOND 3121	\$600,000	11/05/2021
3	2/50 Palmer St RICHMOND 3121	\$592,500	15/05/2021

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:

03/11/2021 11:59

Daniel Atsis
03 9421 7100
0408 556 927
daniel.atsis@belleproperty.com

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
03/11/2020 - 02/11/2021: \$574,000



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Comparable Properties



315/6 Lord St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$602,500
Method: Auction Sale
Date: 09/10/2021
Property Type: Unit

3/25 Coppin St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$600,000
Method: Sale
Date: 11/05/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2/50 Palmer St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$592,500
Method: Auction Sale
Date: 15/05/2021
Property Type: Apartment

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