Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/190 Lennox Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$570,000		&		\$610,000			
Median sale p	rice							
Median price	\$574,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	03/11/2020	to	02/11/2021		So	ource	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	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









Rooms: 2 Property Type: Apartment Agent Comments 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

Comparable Properties



315/6 Lord St RICHMOND 3121 (REI)



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

3/25 Coppin St RICHMOND 3121 (VG)

Agent Comments



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)

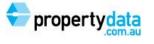


Agent Comments

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





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