

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 82 Lord Street, Richmond 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$1,500,000 Property type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
6 Fairchild St, Abbotsford	\$1,000,000	25/05/2023
73 Baker St, Richmond	\$1,037,000	19/04/2023
50 Bennett Street, Richmond	\$1,051,210	24/03/2023

This Statement of Information was prepared on: 16 August 2023