# 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

3/70 Lyndhurst Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$320,000		&		\$350,000			
Median sale p	rice							
Median price	\$662,750	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/63-65 Richmond Tce RICHMOND 3121	\$350,000	21/12/2020
2	1/201 Punt Rd RICHMOND 3121	\$350,000	31/01/2021
3	7/202 Lennox St RICHMOND 3121	\$325,000	22/12/2020

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:

23/02/2021 11:24









Rooms: 2 Property Type: Strata Unit/Flat Agent Comments Peter Perrignon 03 9421 7100 0418 566 846 peter.perrignon@belleproperty.com

> Indicative Selling Price \$320,000 - \$350,000 Median Unit Price December quarter 2020: \$662,750

# **Comparable Properties**



2/63-65 Richmond Tce RICHMOND 3121 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 21/12/2020 Property Type: Apartment

1/201 Punt Rd RICHMOND 3121 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$350,000 Method: Private Sale Date: 31/01/2021 Property Type: Apartment



7/202 Lennox St RICHMOND 3121 (REI)

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Price: \$325,000 Method: Private Sale Date: 22/12/2020 Property Type: Apartment

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.