

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 consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$662,750

Property Type Unit

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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	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

3/70 Lyndhurst Street, Richmond Vic 3121

Peter Perrignon

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Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

December quarter 2020: \$662,750



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 21/12/2020

Property Type: Apartment



1/201 Punt Rd RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 31/01/2021

Property Type: Apartment



7/202 Lennox St RICHMOND 3121 (REI)

Agent Comments

1 1 1

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