

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

130 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,340,000

House

X

Unit

Suburb

Richmond

Period - From 01/07/2018

to

30/09/2018

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	251 Church St RICHMOND 3121	\$1,341,000	20/10/2018
2	40 Regent St RICHMOND 3121	\$1,312,000	08/09/2018
3	49 Lord St RICHMOND 3121	\$1,300,000	29/10/2018

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.

130 Lord Street, Richmond Vic 3121

holly+williams
PROPERTY

Susan Holly

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2018: \$1,340,000



2 1 1

Rooms: 5

Property Type: House

Land Size: 200.183 sqm approx

Agent Comments

Comparable Properties



251 Church St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,341,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 3

Property Type: House (Res)

Land Size: 212 sqm approx



40 Regent St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,312,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)



49 Lord St RICHMOND 3121 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 29/10/2018

Rooms: 4

Property Type: House (Res)