

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

3/196 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$702,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2021

to

31/12/2021

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	4/225 Domain Rd SOUTH YARRA 3141	\$780,000	01/03/2022
2	2/200 Brighton St RICHMOND 3121	\$731,000	12/02/2022
3			

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:

07/03/2022 09:31

3/196 Lennox Street, Richmond Vic 3121

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$769,000

Median Unit Price

December quarter 2021: \$702,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/225 Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Private Sale

Date: 01/03/2022

Property Type: Apartment



2/200 Brighton St RICHMOND 3121 (REI)

Agent Comments

2 1 2

Price: \$731,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Apartment

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.

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018