

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 306/6 Lord Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between 1,000,000 & \$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$640,000 \*House \*Unit X Suburb Richmond

Period - From 1/1/2018 to 31/12/2018 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
21/30 Tanner Street, Richmond 3121	\$1,085,000	15/9/2019
805/633 Church Street, Richmond 3121	\$1,065,000	24/11/2018
1002/9-15 David Street, Richmond 3121	\$1,030,000	31/1/2019

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.~~