# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$350,000	&	\$380,000
-------------------------	---	-----------

#### Median sale price

Median price	\$653,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023	S	ource	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

Address of comparable property		Price	Date of sale
1	10/44 Lord St RICHMOND 3121	\$380,000	10/02/2024
2	10/239 Lennox St RICHMOND 3121	\$385,000	04/10/2023
3	14/7 Docker St RICHMOND 3121	\$365,000	11/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/03/2024 14:09





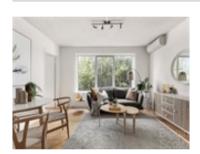




Property Type: Strata Unit/Flat **Agent Comments** 

**Indicative Selling Price** \$350,000 - \$380,000 **Median Unit Price** December quarter 2023: \$653,000

# Comparable Properties



10/44 Lord St RICHMOND 3121 (REI)



Price: \$380,000 Method: Private Sale Date: 10/02/2024

Property Type: Apartment

**Agent Comments** 



10/239 Lennox St RICHMOND 3121 (REI)





Price: \$385,000 Method: Private Sale Date: 04/10/2023

Property Type: Apartment

**Agent Comments** 



14/7 Docker St RICHMOND 3121 (REI/VG)





Price: \$365.000 Method: Private Sale Date: 11/09/2023 Property Type: Unit

Agent Comments

Account - Little Real Estate | P: 07 3037 0255



