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

9 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,455,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	31 Balmain St CREMORNE 3121	\$1,670,000	23/09/2023
2	1/20 Tyson St RICHMOND 3121	\$1,600,000	18/09/2023
3	3/26 Abinger St RICHMOND 3121	\$1,515,000	17/10/2023

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:

23/11/2023 09:49







Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending September 2023: \$1,455,500

Comparable Properties



31 Balmain St CREMORNE 3121 (REI/VG)



Price: \$1,670,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 113 sqm approx

1/20 Tyson St RICHMOND 3121 (REI)

Agent Comments

Agent Comments



Price: \$1,600,000 Method: Private Sale Date: 18/09/2023 Property Type: Townhouse (Single)



3/26 Abinger St RICHMOND 3121 (REI)



Agent Comments

Price: \$1,515,000 Method: Sold Before Auction Date: 17/10/2023 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



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