

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,455,500

Property Type House

Suburb Richmond

Period - From 01/10/2022

to 30/09/2023

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	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)

Agent Comments



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

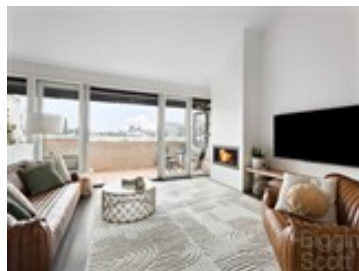


Price: \$1,600,000

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