

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	209 2-6 Lord Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$461,000	&	\$499,000

Median sale price

Median price	\$620,000	Hou	Ise	Unit	Х	Suburb	Richmond
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

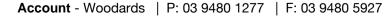
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	210/10 Burnley St RICHMOND 3121	\$530,000	02/08/2018
2	103/47 Murphy St RICHMOND 3121	\$480,000	21/09/2018
3	129/73 River St RICHMOND 3121	\$455,000	04/10/2018

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.







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Rooms:

Property Type: Apartment **Agent Comments**

\$461,000 - \$499,000 **Median Unit Price**

Indicative Selling Price

September quarter 2018: \$620,000

Comparable Properties



210/10 Burnley St RICHMOND 3121 (REI/VG)



Price: \$530,000 Method: Private Sale Date: 02/08/2018

Rooms: -

Property Type: Apartment

Agent Comments

103/47 Murphy St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$480,000 Method: Private Sale Date: 21/09/2018

Rooms: -

Property Type: Apartment Land Size: 737 sqm approx



129/73 River St RICHMOND 3121 (REI/VG)





Method: Sold Before Auction

Date: 04/10/2018

Price: \$455,000

Rooms: -

Property Type: Apartment Land Size: 14196 sqm approx **Agent Comments**

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