

## 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

209 2-6 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)

Range between \$461,000

&amp;

\$499,000

## Median sale price

Median price \$620,000

House

Unit

X

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.

	Address 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.

 2   
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**Rooms:**

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$461,000 - \$499,000

**Median Unit Price**

September quarter 2018: \$620,000

## Comparable Properties



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

Agent Comments

 2   
  2   
  1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 02/08/2018

**Rooms:** -

**Property Type:** Apartment



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

Agent Comments

 1   
  1   
  1

**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)**

Agent Comments

 1   
  1   
  1

**Price:** \$455,000

**Method:** Sold Before Auction

**Date:** 04/10/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 14196 sqm approx