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	11/10 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,510,000 Property Type House Suburb Richmond

Period - From 22/06/2021 to 21/06/2022 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	1/133 Cubitt St CREMORNE 3121	$1,460,000	04/06/2022
2	381 Highett St RICHMOND 3121	$1,457,000	21/05/2022
3			

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: 22/06/2022 13:34

11/10 Lord Street, Richmond Vic 3121

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Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
22/06/2021 - 21/06/2022: $1,510,000

Comparable Properties



1/133 Cubitt St CREMORNE 3121 (REI)

3 3 1

Price: $1,460,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Townhouse (Res)

Agent Comments



381 Highett St RICHMOND 3121 (REI)

3 2 1

Price: $1,457,000
Method: Auction Sale
Date: 21/05/2022
Property Type: Townhouse (Res)
Land Size: 96 sqm approx

Agent Comments

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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