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	2/52a Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Single price $975,000

Median sale price

Median price $760,000 Property Type Townhouse Suburb Richmond

Period - From 29/04/2021 to 28/04/2022 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	10/31 York St RICHMOND 3121	$1,045,000	05/03/2022
2	102/4 Tullo Pl RICHMOND 3121	$992,500	11/02/2022
3	2/19 River St RICHMOND 3121	$965,000	26/03/2022

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: 29/04/2022 08:11

2/52a Lyndhurst Street, Richmond Vic 3121



3 1 0

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$975,000
Median Townhouse Price
29/04/2021 - 28/04/2022: $760,000

Comparable Properties



10/31 York St RICHMOND 3121 (REI)

2 1 2

Price: $1,045,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)

Agent Comments



102/4 Tullo Pl RICHMOND 3121 (REI/VG)

2 2 1

Price: $992,500
Method: Private Sale
Date: 11/02/2022
Property Type: Townhouse (Single)

Agent Comments



2/19 River St RICHMOND 3121 (REI)

2 1 1

Price: $965,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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