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	1/10 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,250,000 Property Type House Suburb Richmond

Period - From 01/04/2019 to 30/06/2019 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	2 Kelso St CREMORNE 3121	$1,760,000	12/08/2019
2	12 Huckerby St CREMORNE 3121	$1,645,000	18/06/2019
3	38a Fraser St RICHMOND 3121	$1,605,000	13/04/2019

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: 16/09/2019

1/10 Lord Street, Richmond Vic 3121



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2019: $1,250,000

Comparable Properties



2 Kelso St CREMORNE 3121 (REI)

4 3 2

Price: $1,760,000
Method: Private Sale
Date: 12/08/2019
Rooms: 5
Property Type: Townhouse (Single)

Agent Comments



12 Huckerby St CREMORNE 3121 (REI/VG)

3 2 2

Price: $1,645,000
Method: Private Sale
Date: 18/06/2019
Rooms: 4
Property Type: House
Land Size: 1969 sqm approx

Agent Comments



38a Fraser St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,605,000
Method: Auction Sale
Date: 13/04/2019
Property Type: Townhouse (Res)
Land Size: 168 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.