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	302 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $1,450,000 Property Type House Suburb Richmond

Period - From 01/01/2022 to 31/12/2022 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	43 Fraser St RICHMOND 3121	$1,420,000	02/12/2022
2	121 Buckingham St RICHMOND 3121	$1,400,000	19/11/2022
3	56 Gibdon St BURNLEY 3121	$1,350,000	15/12/2022

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: 30/01/2023 10:40

302 Lennox Street, Richmond Vic 3121



3 - -

Property Type: House (Res)
Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000
Median House Price
Year ending December 2022: $1,450,000

Comparable Properties



43 Fraser St RICHMOND 3121 (REI)

2 1 -

Price: $1,420,000
Method: Sold Before Auction
Date: 02/12/2022
Property Type: House (Res)

Agent Comments

Same specs
Inferior location
Superior condition/presentation



121 Buckingham St RICHMOND 3121 (REI)

2 1 -

Price: $1,400,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)

Agent Comments

Same specs
Similar layout
Inferior location
Superior presentation



56 Gibdon St BURNLEY 3121 (REI)

2 1 1

Price: $1,350,000
Method: Private Sale
Date: 15/12/2022
Property Type: House
Land Size: 218 sqm approx

Agent Comments

Similar specs/layout/renovation
Inferior location

Account - BigginScott | P: 03 9426 4000

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