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	31 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $798,500 Property Type Townhouse Suburb Richmond

Period - From 06/07/2022 to 05/07/2023 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	4/4 Little Buckingham St RICHMOND 3121	$847,000	17/05/2023
2	4/3 Princes St ABBOTSFORD 3067	$842,000	17/06/2023
3	12/285 Church St RICHMOND 3121	$803,000	17/02/2023

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: 06/07/2023 13:46

31 Lord Street, Richmond Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median Townhouse Price
06/07/2022 - 05/07/2023: $798,500

Comparable Properties



4/4 Little Buckingham St RICHMOND 3121 (REI)

2 2 1

Price: $847,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: Townhouse (Res)

Agent Comments



4/3 Princes St ABBOTSFORD 3067 (REI)

2 2 1

Price: $842,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Townhouse (Res)

Agent Comments



12/285 Church St RICHMOND 3121 (REI/VG)

2 1 1

Price: $803,000
Method: Private Sale
Date: 17/02/2023
Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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