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<br>Including suburb and postcode | 74 Lennox Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $900,000 & $960,000

## Median sale price

Median price $1,502,500 Property Type House Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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 | 31 Charles St ABBOTSFORD 3067 | $930,000 | 22/06/2023 |
| 2 | 98 Lennox St RICHMOND 3121 | $925,000 | 20/03/2023 |
| 3 | 24 Butler St RICHMOND 3121 | $900,000 | 26/05/2023 |

**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: 26/07/2023 10:52

# 74 Lennox Street, Richmond Vic 3121



4 - -

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 201 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $960,000
**Median House Price**
June quarter 2023: $1,502,500

## Comparable Properties



**31 Charles St ABBOTSFORD 3067 (REI)**

3 1 -

**Price:** $930,000
**Method:** Private Sale
**Date:** 22/06/2023
**Property Type:** House
**Land Size:** 165 sqm approx

Agent Comments



**98 Lennox St RICHMOND 3121 (REI/VG)**

2 2 -

**Price:** $925,000
**Method:** Private Sale
**Date:** 20/03/2023
**Property Type:** House
**Land Size:** 185 sqm approx

Agent Comments



**24 Butler St RICHMOND 3121 (REI)**

2 1 1

**Price:** $900,000
**Method:** Private Sale
**Date:** 26/05/2023
**Property Type:** House

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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