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	10 Lincoln Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,360,000 & $1,450,000

Median sale price

Median price $820,000 Property Type Townhouse Suburb Richmond

Period - From 19/02/2023 to 18/02/2024 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	2/4 Gardner St RICHMOND 3121	$1,480,000	07/10/2023
2	9/333 Church St RICHMOND 3121	$1,450,000	12/10/2023
3	49b Canterbury St RICHMOND 3121	$1,410,000	25/11/2023

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: 19/02/2024 05:45

10 Lincoln Street, Richmond Vic 3121



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,360,000 - $1,450,000
Median Townhouse Price
19/02/2023 - 18/02/2024: $820,000

Comparable Properties



2/4 Gardner St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,480,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)

Agent Comments



9/333 Church St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,450,000
Method: Auction Sale
Date: 12/10/2023
Property Type: Townhouse (Res)

Agent Comments



49b Canterbury St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,410,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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