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	288 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,377,500 Property Type House Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	13 Richmond Tce RICHMOND 3121	$2,335,000	03/12/2023
2	17 Duke St RICHMOND 3121	$2,250,000	18/11/2023
3	25 Type St RICHMOND 3121	$2,000,000	23/09/2023

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: 25/02/2024 11:38

288 Lennox Street, Richmond Vic 3121



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2023: $1,377,500

Comparable Properties



13 Richmond Tce RICHMOND 3121 (REI/VG)

3 2 -

Price: $2,335,000
Method: Sold After Auction
Date: 03/12/2023
Property Type: House
Land Size: 167 sqm approx

Agent Comments



17 Duke St RICHMOND 3121 (REI/VG)

3 2 2

Price: $2,250,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments



25 Type St RICHMOND 3121 (REI/VG)

3 2 -

Price: $2,000,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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