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	9/70 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Single price $329,000

Median sale price

Median price $637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	8/249 Burnley St RICHMOND 3121	$330,000	24/07/2024
2	9/178 Mary St RICHMOND 3121	$325,000	09/07/2024
3	9/7 Adam St BURNLEY 3121	$336,500	25/06/2024

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: 03/09/2024 11:05

9/70 Lyndhurst Street, Richmond Vic 3121



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$329,000
Median Unit Price
June quarter 2024: $637,500

Comparable Properties



8/249 Burnley St RICHMOND 3121 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 24/07/2024
Property Type: Apartment

Agent Comments



9/178 Mary St RICHMOND 3121 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments



9/7 Adam St BURNLEY 3121 (REI/VG)

1 1 1

Price: $336,500
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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