

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 6/1-5 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,456,000 Property Type House Suburb Richmond

Period - From 01/07/2024 to 30/09/2024 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	127/56 Nicholson St ABBOTSFORD 3067	\$1,110,000	01/11/2024
2	13 Kent St RICHMOND 3121	\$1,040,000	12/09/2024
3	304 Highett St RICHMOND 3121	\$1,080,000	29/06/2024

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: 12/11/2024 11:52



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2024: \$1,456,000

Comparable Properties



127/56 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 01/11/2024

Property Type: Townhouse (Single)



13 Kent St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 12/09/2024

Property Type: Townhouse (Res)



304 Highett St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 29/06/2024

Property Type: Townhouse (Res)

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