

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	209 2-6 Lord Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$465,000	&	\$510,000

Median sale price

Median price	\$633,650	Hou	Ise	Unit	х	Suburb	Richmond
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

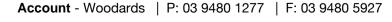
Comparable property sales (*Delete A or B below as applicable)

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 1 305/37-39 Bosisto St RICHMOND 3121 \$512,000 20/03/2018 2 10/11 Flockhart St ABBOTSFORD 3067 \$505,000 23/03/2018 3 12/161 Wellington Pde EAST MELBOURNE 3002 \$472,320 04/05/2018

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.







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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$465,000 - \$510,000 **Median Unit Price** June quarter 2018: \$633,650

Comparable Properties



305/37-39 Bosisto St RICHMOND 3121

(REI/VG)



Price: \$512,000 Method: Private Sale Date: 20/03/2018 Rooms: 3

Property Type: Apartment

Agent Comments



10/11 Flockhart St ABBOTSFORD 3067 (VG)

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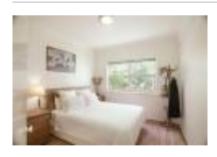




Agent Comments

Price: \$505,000 Method: Sale Date: 23/03/2018 Rooms: -

Property Type: Strata Unit/Flat



12/161 Wellington Pde EAST MELBOURNE

3002 (VG)

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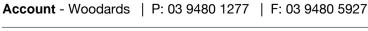


Price: \$472,320 Method: Sale Date: 04/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments





propertydata