

## 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  
209 2-6 Lord Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$633,650 House Unit X 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.



**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)**

Agent Comments



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



**10/11 Flockhart St ABBOTSFORD 3067 (VG)**

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)**

Agent Comments



**Price:** \$472,320  
**Method:** Sale  
**Date:** 04/05/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)