

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

44 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Richmond

Period - From 30/03/2020

to

29/03/2021

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	22 North St RICHMOND 3121	\$983,000	17/11/2020
2	24 Johnson St RICHMOND 3121	\$966,600	20/01/2021
3			

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:

30/03/2021 17:27



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

30/03/2020 - 29/03/2021: \$1,400,000

Comparable Properties



22 North St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$983,000

Method: Private Sale

Date: 17/11/2020

Property Type: House

Land Size: 169 sqm approx



24 Johnson St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$966,600

Method: Private Sale

Date: 20/01/2021

Property Type: House

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.