# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Lord Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$879,000							
Median sale price								
Median price	\$1,402,500	Pro	operty Type Hou	ISE	Suburb Richmond			
Period - From	01/01/2020	to	31/12/2020	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.

Add	dress of comparable property	Price	Date of sale
1	18/2-6 New St RICHMOND 3121	\$885,000	11/12/2020
2	12/22 Buckingham St RICHMOND 3121	\$857,500	07/11/2020
3	3/51 Bendigo St RICHMOND 3121	\$845,000	12/12/2020

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:

27/03/2021 15:54



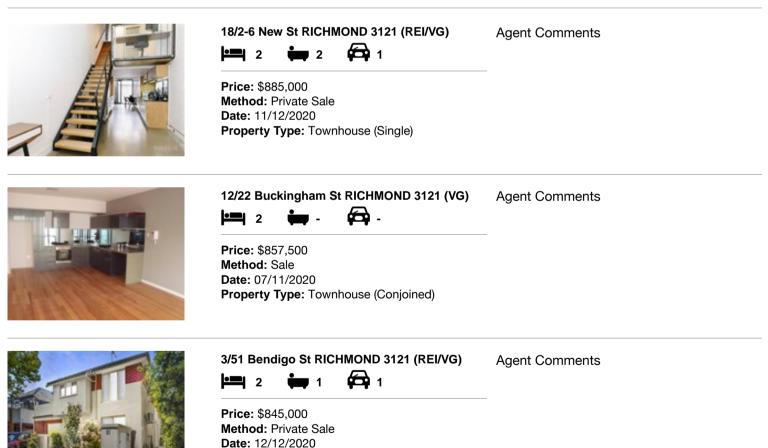






**Property Type:** Agent Comments Indicative Selling Price \$879,000 Median House Price Year ending December 2020: \$1,402,500

# **Comparable Properties**



Property Type: Townhouse (Single)





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.