

# 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

31 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)

Single price \$879,000

### Median sale price

Median price \$1,402,500

Property Type House

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.

	Address 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



**18/2-6 New St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 11/12/2020  
**Property Type:** Townhouse (Single)



**12/22 Buckingham St RICHMOND 3121 (VG)**

Agent Comments



**Price:** \$857,500  
**Method:** Sale  
**Date:** 07/11/2020  
**Property Type:** Townhouse (Conjoined)



**3/51 Bendigo St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 12/12/2020  
**Property Type:** Townhouse (Single)