

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 84 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Richmond

Period - From 01/07/2020 to 30/06/2021 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	110 Buckingham St RICHMOND 3121	\$2,650,000	24/06/2021
2	50 Adam St BURNLEY 3121	\$2,400,000	16/07/2021
3	11 Benson St RICHMOND 3121	\$2,200,000	30/06/2021

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: 25/08/2021 10:56



3 3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2021: \$1,455,000

Comparable Properties



110 Buckingham St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$2,650,000

Method: Auction Sale

Date: 24/06/2021

Property Type: House (Res)

Land Size: 217 sqm approx



50 Adam St BURNLEY 3121 (REI)

Agent Comments

3 2 2

Price: \$2,400,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: House (Res)

Land Size: 274 sqm approx



11 Benson St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$2,200,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: House (Res)

Land Size: 201 sqm approx