# 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 8/190 Lennox Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$666,250	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/50 Palmer St RICHMOND 3121	\$870,000	07/05/2021
2	1/71-73 Richmond Tce RICHMOND 3121	\$869,000	22/05/2021
3	201/18 Coppin St RICHMOND 3121	\$761,500	06/07/2021

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:

05/08/2021 14:13









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending June 2021: \$666,250

# **Comparable Properties**



11/50 Palmer St RICHMOND 3121 (REI)



Price: \$870,000 Method: Private Sale Date: 07/05/2021 Property Type: Apartment Agent Comments

Agent Comments

Agent Comments



Price: \$869,000 Method: Auction Sale Date: 22/05/2021

Property Type: Unit

1

2



201/18 Coppin St RICHMOND 3121 (REI)



2 - 1

1/71-73 Richmond Tce RICHMOND 3121 (REI)

Price: \$761,500 Method: Private Sale Date: 06/07/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



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