

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

48 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

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	35 Wellington St CREMORNE 3121	\$1,180,000	03/07/2021
2	44 Lyndhurst St RICHMOND 3121	\$1,120,000	01/05/2021
3	19 Wellington St CREMORNE 3121	\$1,115,000	22/05/2021

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:

29/09/2021 16:03



Rooms: 4

Property Type: House

Land Size: 122.574 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

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

Comparable Properties



35 Wellington St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 166 sqm approx



44 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



19 Wellington St CREMORNE 3121 (REI)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)