

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

15/176 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$480,000

&

\$510,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2020

to

30/09/2021

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	306/18 Tanner St RICHMOND 3121	\$515,000	04/10/2021
2	8/129-135 Grey St EAST MELBOURNE 3002	\$515,000	15/10/2021
3	206/63 Stawell St RICHMOND 3121	\$480,000	23/06/2021

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:

28/10/2021 12:58



Rooms: 2
Property Type: Apartment
Land Size: 1013 sqm approx
 Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

Year ending September 2021: \$670,000

Comparable Properties



306/18 Tanner St RICHMOND 3121 (REI)

Agent Comments



Price: \$515,000
Method: Sold Before Auction
Date: 04/10/2021
Property Type: Apartment



8/129-135 Grey St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$515,000
Method: Sold Before Auction
Date: 15/10/2021
Property Type: Apartment



206/63 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 23/06/2021
Property Type: Unit