

# 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

90 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)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,505,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 31/03/2022 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	361 Burnley St RICHMOND 3121	\$1,250,000	02/07/2022
2	2 Stillman St RICHMOND 3121	\$1,200,000	29/06/2022
3	80 Somerset St RICHMOND 3121	\$1,140,000	25/05/2022

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:

08/07/2022 12:05



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 140.154 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 Year ending March 2022: \$1,505,000

## Comparable Properties



**361 Burnley St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 02/07/2022  
**Property Type:** House  
**Land Size:** 209 sqm approx



**2 Stillman St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 29/06/2022  
**Property Type:** House (Res)



**80 Somerset St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,140,000  
**Method:** Private Sale  
**Date:** 25/05/2022  
**Property Type:** House  
**Land Size:** 144 sqm approx

Account - Biggin & Scott | P: 03 9426 4000