

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 402/172 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price \$2,500,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2019

to 31/12/2019

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	301/144 Jolimont Rd EAST MELBOURNE 3002	\$2,470,000	25/03/2020
2	9 Smith St FITZROY 3065	\$2,400,000	19/12/2019
3			

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:

20/04/2020 17:34



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Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000
Median Unit Price
Year ending December 2019: \$610,000

Comparable Properties



301/144 Jolimont Rd EAST MELBOURNE 3002 (REI) **Agent Comments**

3 3 2

Price: \$2,470,000
Method: Private Sale
Date: 25/03/2020
Property Type: Apartment



9 Smith St FITZROY 3065 (REI) **Agent Comments**

3 3 3

Price: \$2,400,000
Method: Private Sale
Date: 19/12/2019
Property Type: Apartment

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.