

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

119 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,350,000 & \$1,420,000

Median sale price

Median price \$1,332,500 Property Type House Suburb Richmond

Period - From 01/10/2019 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	122 Brighton St RICHMOND 3121	\$1,402,500	22/02/2020
2	42 Bunting St RICHMOND 3121	\$1,390,000	23/01/2020
3	41 Bell St RICHMOND 3121	\$1,350,000	23/10/2019

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:

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Property Type: House
Land Size: 155.337 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,420,000
Median House Price
December quarter 2019: \$1,332,500

Comparable Properties



122 Brighton St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,402,500
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)



42 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Sale by Tender
Date: 23/01/2020
Rooms: 4
Property Type: House
Land Size: 107 sqm approx



41 Bell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 23/10/2019
Property Type: House (Res)
Land Size: 154 sqm approx