

# 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

1/239 Lennox 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)

Single price \$430,000

### Median sale price

Median price \$575,000

Property Type Unit

Suburb Richmond

Period - From 01/01/2024

to 31/03/2024

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	4/90 Gardner St RICHMOND 3121	\$405,000	01/04/2024
2	3/7 Docker St RICHMOND 3121	\$405,000	06/04/2024
3	9/244 Mary St RICHMOND 3121	\$390,500	22/03/2024

**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:

29/05/2024 14:59



1   1   1

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$430,000  
**Median Unit Price**  
March quarter 2024: \$575,000

## Comparable Properties



**4/90 Gardner St RICHMOND 3121 (VG)**

**Agent Comments**

1   -   -

**Price:** \$405,000  
**Method:** Sale  
**Date:** 01/04/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**3/7 Docker St RICHMOND 3121 (REI)**

**Agent Comments**

1   1   1

**Price:** \$405,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** Apartment



**9/244 Mary St RICHMOND 3121 (REI)**

**Agent Comments**

1   1   1

**Price:** \$390,500  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** Unit

**Account - Kay & Burton** | P: 03 9592 6522 | F: 03 9592 6566