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
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Single price \$430,000

Median sale price

Median price	\$575,000	Pro	operty Type Unit	t	S	Suburb	Richmond
Period - From	01/01/2024	to	31/03/2024	Sou	urce R	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.

Add	dress 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







Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 Median Unit Price March quarter 2024: \$575,000

Comparable Properties



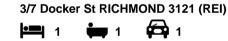
4/90 Gardner St RICHMOND 3121 (VG)



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

Agent Comments

Agent Comments



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

9/244 Mary St RICHMOND 3121 (REI)



Agent Comments

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

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





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