

12/10 Lord Street, Richmond Vic 3121



3 Bed 3 Bath 2 Car
Property Type: Townhouse
Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 Year ending March 2024:
 \$1,440,000

Comparable Properties



27 Strafford Street, Richmond 3121 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,575,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Agent Comments: Similar size, similar location, similar condition, Street Frontage



2/31 York Street, Richmond 3121(REI/VG)

3 Bed 2 Bath 2 Car
Price: \$1,485,000
Method: Sold Before Auction
Date: 21/02/2024
Property Type: Townhouse (Res)
Agent Comments: Similar size, similar location, similar condition



10 Lincoln Street, Richmond 3121 (REI)

4 Bed 3 Bath 2 Car
Price: \$1,455,000
Method: Auction Sale
Date: 23/02/2024
Property Type: Townhouse (Res)
Agent Comments: Similar size, similar location, similar condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12/10 Lord Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,440,000

House

x

Suburb

Richmond

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales

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
27 Strafford Street, RICHMOND 3121	\$1,575,000	04/05/2024
2/31 York Street, RICHMOND 3121	\$1,485,000	21/02/2024
10 Lincoln Street, RICHMOND 3121	\$1,455,000	23/02/2024

This Statement of Information was prepared on:

21/05/2024 12:23