

# 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

12 Lambert 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Richmond

Period - From 01/07/2022 to 30/06/2023 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	73 Baker St RICHMOND 3121	\$1,037,000	19/04/2023
2	46 Farmer St RICHMOND 3121	\$1,015,000	01/09/2023
3	81 Bunting St RICHMOND 3121	\$975,000	27/07/2023

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:

04/10/2023 15:49



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**Rooms:** 3  
**Property Type:** House  
**Land Size:** 138 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 Year ending June 2023: \$1,450,000

## Comparable Properties



73 Baker St RICHMOND 3121 (REI/VG)

Agent Comments

 2   
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**Price:** \$1,037,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2023  
**Property Type:** House (Res)  
**Land Size:** 147 sqm approx



46 Farmer St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 01/09/2023  
**Property Type:** House (Res)



81 Bunting St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$975,000  
**Method:** Sold Before Auction  
**Date:** 27/07/2023  
**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9428 3333