# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,192,000

## Property offered for sale

Address	12 Lord Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$825,000	Pro	pperty Type To	wnhouse	;	Suburb	Richmond
Period - From	19/05/2024	to	18/05/2025	Sou	urce	Property	/ Data

# 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.

Α	ddress of comparable property	Price	Date of sale
1	8/31 York St RICHMOND 3121	\$1,200,000	01/03/2025
2	1/19 Manton St RICHMOND 3121	\$1,150,000	08/02/2025

#### OR

3

54a Kent St RICHMOND 3121

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:	19/05/2025 14:51



26/11/2024











Property Type: Townhouse

(Single)

**Agent Comments** 

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 19/05/2024 - 18/05/2025: \$825,000

# Comparable Properties



8/31 York St RICHMOND 3121 (REI/VG)

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**Price:** \$1,200,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: Townhouse (Res)

**Agent Comments** 



1/19 Manton St RICHMOND 3121 (REI)

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**Agent Comments** 

**Price:** \$1,150,000 **Method:** Auction Sale **Date:** 08/02/2025

Property Type: Townhouse (Res)



54a Kent St RICHMOND 3121 (REI/VG)

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Agent Comments

**Price:** \$1,192,000 **Method:** Private Sale **Date:** 26/11/2024

**Property Type:** Townhouse (Single) **Land Size:** 131 sqm approx

Account - Jellis Craig | P: 03 9428 3333





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