

# 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

14/17-19 Lambert Street, Richmond Vic 3121
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$300,000
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 & 

\$330,000
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### Median sale price

Median price 

\$608,500
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 Property Type 

Unit
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 Suburb 

Richmond
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### 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	1/52 Baker St RICHMOND 3121	\$337,000	06/07/2023
2	4/70-72 Buckingham St RICHMOND 3121	\$320,000	05/10/2023
3	6/7-9 Baker St RICHMOND 3121	\$300,000	10/05/2023

**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: 

09/10/2023 14:14
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1   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

June quarter 2023: \$608,500

## Comparable Properties



**1/52 Baker St RICHMOND 3121 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$337,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** Apartment



**4/70-72 Buckingham St RICHMOND 3121 (REI)** **Agent Comments**

1   1   1

**Price:** \$320,000

**Method:** Auction Sale

**Date:** 05/10/2023

**Property Type:** Unit



**6/7-9 Baker St RICHMOND 3121 (REI)**

**Agent Comments**

1   1   1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 10/05/2023

**Property Type:** Apartment