

# 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

18/1 Lyndhurst 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 & \$950,000

### Median sale price

Median price \$807,500 Property Type Townhouse Suburb Richmond

Period - From 08/12/2022 to 07/12/2023 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	1/51 Bendigo St RICHMOND 3121	\$950,000	19/10/2023
2	6/16 Type St RICHMOND 3121	\$945,000	23/09/2023
3			

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:

08/12/2023 09:57



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median Townhouse Price**

08/12/2022 - 07/12/2023: \$807,500

## Comparable Properties



**1/51 Bendigo St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** Townhouse (Single)



**6/16 Type St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$945,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Townhouse (Res)

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.

Account - BigginScott | P: 03 9426 4000