## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 219/6 Lord Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$597,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	509/627 Victoria St ABBOTSFORD 3067	\$870,000	13/10/2023
2	403/3 Kennedy Av RICHMOND 3121	\$840,000	23/05/2023
3	213/140 Swan St RICHMOND 3121	\$828,000	16/09/2023

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:

08/11/2023 10:02







Rooms: 4 Property Type: Apartment Agent Comments

**Indicative Selling Price** \$800,000 - \$880,000 **Median Unit Price** September quarter 2023: \$597,500

# **Comparable Properties**



509/627 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$870,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment



403/3 Kennedy Av RICHMOND 3121 (REI/VG)

Agent Comments





Price: \$840,000 Method: Sold Before Auction Date: 23/05/2023 Property Type: Unit

213/140 Swan St RICHMOND 3121 (REI)



Agent Comments



Price: \$828.000 Method: Auction Sale Date: 16/09/2023 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999





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