

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

299 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Richmond

Period - From 01/10/2023

to 31/12/2023

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.

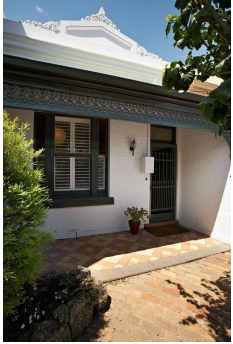
	Address of comparable property	Price	Date of sale
1	2 Sherwood St RICHMOND 3121	\$1,550,000	21/11/2023
2	40 Lyndhurst St RICHMOND 3121	\$1,415,000	25/11/2023
3	66 Bendigo St RICHMOND 3121	\$1,367,000	17/02/2024

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:

13/03/2024 14:48



Rooms: 3
Property Type: House (Res)
Land Size: 185 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,520,000
Median House Price
December quarter 2023: \$1,377,500

Comparable Properties



2 Sherwood St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,550,000
Method: Sold Before Auction
Date: 21/11/2023
Property Type: House (Res)
Land Size: 155 sqm approx



40 Lyndhurst St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,415,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 127 sqm approx



66 Bendigo St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,367,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)