

# 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

37 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 \$1,750,000 & \$1,900,000

### Median sale price

Median price \$1,422,500 Property Type House Suburb Richmond

Period - From 01/01/2023 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	7a Cameron St RICHMOND 3121	\$1,850,000	16/10/2023
2	3/8 Lord St RICHMOND 3121	\$1,726,000	21/11/2023
3	62 Kent St RICHMOND 3121	\$1,615,000	30/11/2023

**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:

04/04/2024 16:16



2   2   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,750,000 - \$1,900,000

**Median House Price**

Year ending December 2023: \$1,422,500

## Comparable Properties



**7a Cameron St RICHMOND 3121 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House

**Land Size:** 122 sqm approx



**3/8 Lord St RICHMOND 3121 (REI)**

Agent Comments

3   3   2

**Price:** \$1,726,000

**Method:** Auction Sale

**Date:** 21/11/2023

**Property Type:** Townhouse (Res)



**62 Kent St RICHMOND 3121 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,615,000

**Method:** Auction Sale

**Date:** 30/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 156 sqm approx

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