

# 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 40 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 to 30/09/2023 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	149 Lennox St RICHMOND 3121	\$1,305,000	16/09/2023
2	33 North St RICHMOND 3121	\$1,300,000	14/10/2023
3	37 Wall St RICHMOND 3121	\$1,200,000	09/09/2023

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: 30/10/2023 12:45



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 127 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 September quarter 2023: \$1,426,000

## Comparable Properties



**149 Lennox St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)



**33 North St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)



**37 Wall St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 115 sqm approx

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