Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	401/6 Lord Street, Richmond Vic 3121
including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$600,000	Pro	perty Type U	Jnit		Suburb	Richmond
Period - From	07/05/2023	to	06/05/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	202/59 Stawell St RICHMOND 3121	\$942,500	27/04/2024
2	501/2 Barnet Way RICHMOND 3121	\$895,000	24/02/2024
3	219/6 Lord St RICHMOND 3121	\$857,000	02/12/2023

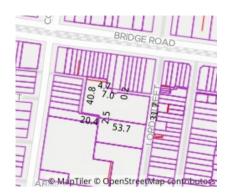
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2024 09:26









Property Type:Agent Comments

Indicative Selling Price \$900,000 - \$950,000 Median Unit Price 07/05/2023 - 06/05/2024: \$600,000

Comparable Properties



202/59 Stawell St RICHMOND 3121 (REI)

2





++

Price: \$942,500 Method: Auction Sale Date: 27/04/2024

Property Type: Apartment

Agent Comments



501/2 Barnet Way RICHMOND 3121 (REI/VG)

2 1







Price: \$895,000 Method: Private Sale Date: 24/02/2024

Property Type: Apartment

Agent Comments



219/6 Lord St RICHMOND 3121 (REI/VG)

--| 2





Price: \$857,000 **Method:** Auction Sale **Date:** 02/12/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



