

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

401/6 Lord Street, Richmond Vic 3121

Indicative selling price

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

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

Median sale price

Median price \$600,000 Property Type Unit Suburb Richmond

Period - From 07/05/2023 to 06/05/2024 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	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 comparable properties 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



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 2

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)

Agent Comments

2
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 2

Price: \$942,500

Method: Auction Sale

Date: 27/04/2024

Property Type: Apartment



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

Agent Comments

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 2
 1

Price: \$895,000

Method: Private Sale

Date: 24/02/2024

Property Type: Apartment



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

Agent Comments

2
 2
 1

Price: \$857,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

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