

## 5/10 Lord Street, Richmond Vic 3121



**3 Bed 2 Bath 2 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 June quarter 2023: \$1,502,500

## Comparable Properties



### 1c Huckerby Street, Cremorne 3121 (REI/VG)

**3 Bed 3 Bath 2 Car**  
**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 538 sqm approx  
**Agent Comments:** Larger size, superior condition, superior location



### 5/78 Studley Park Road, Kew 3101 (REI/VG)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Larger size, superior condition, superior location



### 29 Hull Street, Richmond 3121 (REI)

**3 Bed 3 Bath 1 Car**  
**Price:** \$1,480,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Slightly smaller, inferior condition, inferior size

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

5/10 Lord Street, Richmond Vic 3121
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,550,000
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 & 

\$1,650,000
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#### Median sale price

Median price 

\$1,502,500
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 House 

x
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 Suburb 

Richmond
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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#### Comparable property sales

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
1c Huckerby Street, CREMORNE 3121	\$1,700,000	03/05/2023
5/78 Studley Park Road, KEW 3101	\$1,670,000	03/06/2023
29 Hull Street, RICHMOND 3121	\$1,480,000	21/07/2023

This Statement of Information was prepared on:

05/09/2023 13:12
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