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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



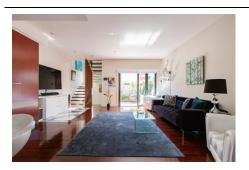
1c Huckerby Street, Cremorne 3121 (REI/VG)

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

Indicative selling price

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

Range betweer	\$1,550,000	&	\$1,650,000	
Median sale price				
Median price	\$1,502,500	House x	Suburb Richmond	
Period - From	01/04/2023	to 30/06/2023	Source REIV	-

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



This guide must not be taken as legal advice.