

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 601/172 Lennox Street, Richmond Vic 3121

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$597,500

Property Type Unit

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	9/1 Barnet Way RICHMOND 3121	\$897,000	03/10/2023
2	506/1 Dyer St RICHMOND 3121	\$792,000	26/10/2023
3	301/1 Kennedy Av RICHMOND 3121	\$780,000	20/10/2023

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:

18/12/2023 17:33



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000

Median Unit Price

September quarter 2023: \$597,500

Comparable Properties



9/1 Barnet Way RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$897,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



506/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$792,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment



301/1 Kennedy Av RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$780,000

Method: Private Sale

Date: 20/10/2023

Property Type: Apartment

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