

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

9 Lyndhurst Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,800,000

&

\$1,920,000

Median sale price

Median price \$1,455,500

Property Type House

Suburb Richmond

Period - From 01/10/2022

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	137 Richmond Tce RICHMOND 3121	\$1,940,000	29/05/2023
2	14 Thomas St RICHMOND 3121	\$1,925,000	13/06/2023
3	2a Cherrill St BURNLEY 3121	\$1,860,000	31/08/2023

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:

17/10/2023 11:38



3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,920,000
Median House Price
Year ending September 2023: \$1,455,500

Comparable Properties



137 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,940,000
Method: Private Sale
Date: 29/05/2023
Property Type: House



14 Thomas St RICHMOND 3121 (REI/VG)

Agent Comments

3 3 2

Price: \$1,925,000
Method: Private Sale
Date: 13/06/2023
Property Type: Townhouse (Single)
Land Size: 136 sqm approx



2a Cherrill St BURNLEY 3121 (REI/VG)

Agent Comments

4 2 1

Price: \$1,860,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 92 sqm approx

Account - Marshall White | P: 03 9822 9999