

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

11/54 Bendigo Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$607,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2019

to

30/06/2020

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	1/23 Waltham St RICHMOND 3121	\$455,500	22/04/2020
2	12/39-45 Somerset St RICHMOND 3121	\$446,000	15/02/2020
3			

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:

04/08/2020 12:31



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending June 2020: \$607,000

Comparable Properties



1/23 Waltham St RICHMOND 3121 (REI)

Agent Comments



Price: \$455,500

Method: Auction Sale

Date: 22/04/2020

Rooms: 3

Property Type: Apartment



12/39-45 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$446,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 3

Property Type: Apartment

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.