

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 69 Bendigo Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,850,000 & \$2,030,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Richmond

Period - From 01/01/2023 to 31/03/2023 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	99 Westbank Tce RICHMOND 3121	\$1,905,000	18/02/2023
2	41 Richmond Tce RICHMOND 3121	\$1,825,000	03/03/2023
3	13 Malleson St RICHMOND 3121	\$1,735,000	01/04/2023

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: 11/05/2023 17:05



 4  1  1

Rooms: 4
Property Type: House
Land Size: 307 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,850,000 - \$2,030,000
Median House Price
March quarter 2023: \$1,500,000

Comparable Properties



99 Westbank Tce RICHMOND 3121 (REI/VG) [Agent Comments](#)

 4  1  1

Price: \$1,905,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 299 sqm approx



41 Richmond Tce RICHMOND 3121 (REI/VG) [Agent Comments](#)

 3  1  1

Price: \$1,825,000
Method: Sold Before Auction
Date: 03/03/2023
Property Type: House (Res)
Land Size: 222 sqm approx



13 Malleson St RICHMOND 3121 (REI) [Agent Comments](#)

 3  1  -

Price: \$1,735,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 197 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088