

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

84 Bendigo Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,461,000 Property Type House Suburb Richmond

Period - From 01/04/2021 to 30/06/2021 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	200 Coppin St RICHMOND 3121	\$1,250,000	10/04/2021
2	18 Chapel St CREMORNE 3121	\$1,212,000	18/06/2021
3	35 Wellington St CREMORNE 3121	\$1,180,000	03/07/2021

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:

31/08/2021 12:30

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2021: \$1,461,000



2 1 0

Rooms: 3

Property Type: House (Res)

Land Size: 125 sqm approx

Agent Comments

Comparable Properties



200 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,250,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 159 sqm approx



18 Chapel St CREMORNE 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,212,000

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 121 sqm approx



35 Wellington St CREMORNE 3121 (REI)

Agent Comments

2 1 -

Price: \$1,180,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 166 sqm approx

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180