

# 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 49R Bendigo Street, Richmond VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,400,000 Property type House Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 Source REIV

### Comparable property sales

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
13/59 Stawell Street, Richmond VIC 3121	\$995,000	22/06/2024
103/101 River Street, South Yarra VIC 3141	\$1,021,021	26/04/2024
73/8 Wallen Road, Hawthorn VIC 3122	\$1,053,000	15/03/2024

This Statement of Information was prepared on: 03 September 2024