

# 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

82 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)

Single price

\$1,100,000

### Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

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	46 Farmer St RICHMOND 3121	\$1,015,000	01/09/2023
2	243 Burnley St RICHMOND 3121	\$1,055,000	20/06/2023
3	10 Bliss St RICHMOND 3121	\$1,100,000	26/08/2023

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:

28/10/2023 13:24



2 1 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,100,000

**Median Unit Price**

September quarter 2023: \$597,500

## Comparable Properties



**46 Farmer St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,015,000

**Method:** Sold Before Auction

**Date:** 01/09/2023

**Property Type:** House (Res)

**Land Size:** 162 sqm approx



**243 Burnley St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,055,000

**Method:** Sold Before Auction

**Date:** 20/06/2023

**Property Type:** House (Res)

**Land Size:** 136 sqm approx



**10 Bliss St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 114 sqm approx

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455