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

12/54-62 Bendigo Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$290,000		&		\$310,000			
Median sale pi	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	23/81 Edinburgh St RICHMOND 3121	\$299,950	01/11/2023
2	9/96 York St RICHMOND 3121	\$300,000	30/01/2024
3	12/72 Baker St RICHMOND 3121	\$300,000	23/01/2024

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:

27/02/2024 14:57









Rooms: 2 Property Type: Strata Unit/Flat Agent Comments Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$290,000 - \$310,000 Median Unit Price December quarter 2023: \$653,000

Comparable Properties



23/81 Edinburgh St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$299,950 Method: Private Sale Date: 01/11/2023 Property Type: Apartment



9/96 York St RICHMOND 3121 (REI)



Price: \$300,000 Method: Private Sale Date: 30/01/2024 Property Type: Apartment

12/72 Baker St RICHMOND 3121 (REI)



Agent Comments

Agent Comments



Price: \$300,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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