

# 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

20 Bennett Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$1,250,000

&

\$1,325,000

### Median sale price

Median price \$1,407,500

Property Type House

Suburb Richmond

Period - From 01/01/2021

to

31/03/2021

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 | 12 Crimea St BURNLEY 3121      | \$1,330,000 | 08/05/2021   |
| 2 | 73 Gardner St RICHMOND 3121    | \$1,260,000 | 27/03/2021   |
| 3 | 200 Coppin St RICHMOND 3121    | \$1,250,000 | 10/04/2021   |

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:

17/05/2021 09:27

20 Bennett Street, Richmond Vic 3121



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,325,000

Median House Price

March quarter 2021: \$1,407,500

## Comparable Properties



12 Crimea St BURNLEY 3121 (REI)

Agent Comments

2 1 1

Price: \$1,330,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



73 Gardner St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,260,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



200 Coppin St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,250,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 159 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133