

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 4/51 Bendigo Street, Richmond Vic 3121

Indicative selling price

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

Range between \$719,000 & \$749,000

Median sale price

Median price \$702,000 Property Type Unit Suburb Richmond

Period - From 01/10/2021 to 31/12/2021 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	2/274 Williams Rd TOORAK 3142	\$745,000	17/01/2022
2	3/22-24 Muir St HAWTHORN 3122	\$735,000	11/12/2021
3	8/27 Tintern Av TOORAK 3142	\$720,000	08/10/2021

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: 07/04/2022 19:18



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$719,000 - \$749,000

Median Unit Price

December quarter 2021: \$702,000

Comparable Properties



2/274 Williams Rd TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$745,000

Method: Private Sale

Date: 17/01/2022

Property Type: Apartment



3/22-24 Muir St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$735,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Apartment



8/27 Tintern Av TOORAK 3142 (REI/VG)

Agent Comments

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Price: \$720,000

Method: Sold Before Auction

Date: 08/10/2021

Property Type: Apartment

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