

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 | 41 Bendigo Street, Richmond Vic 3121 |
|---------------------------------------|--------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-------------|---|-------------|
| Range between | \$1,250,000 | & | \$1,375,000 |
|---------------|-------------|---|-------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|------------|--------|----------|
| Median price | \$1,455,500 | Property Type | House | Suburb | Richmond |
| Period - From | 01/10/2022 | 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 | | |
| 2 | | |
| 3 | | |

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: | 02/11/2023 16:57 |
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41 Bendigo Street, Richmond Vic 3121

Harcourts

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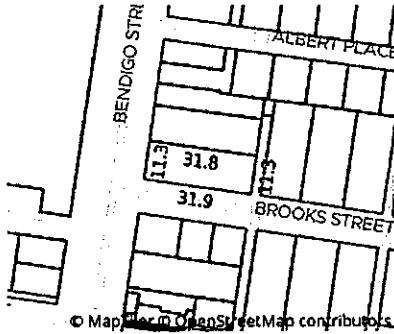
george.young@harcourts.com.au

Indicative Selling Price
\$1,250,000 - \$1,375,000

Median House Price
Year ending September 2023: \$1,455,500



Property Type: House (Previously Occupied - Detached)
Land Size: 361 sqm approx
Agent Comments



Comparable Properties

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.

Account - Harcourts Manningham | P: 03 9842 8000



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