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	3/55 Bendigo Street, Richmond Vic 3121

Indicative selling price

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

Single price: $592,500

Median sale price

Median price: $599,000 Property Type: Unit Suburb: Richmond

Period - From: 01/10/2023 to: 30/09/2024 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	7/3 Glenroy Rd HAWTHORN 3122	$605,000	18/11/2024
2	8/15 Rockley Rd SOUTH YARRA 3141	$611,000	11/11/2024
3	7/8 Murphy St RICHMOND 3121	$577,000	23/10/2024

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: 25/11/2024 18:01

3/55 Bendigo Street, Richmond Vic 3121



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$592,500
Median Unit Price
Year ending September 2024: $599,000

Comparable Properties



7/3 Glenroy Rd HAWTHORN 3122 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment

Agent Comments



8/15 Rockley Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $611,000
Method: Sold Before Auction
Date: 11/11/2024
Property Type: Unit

Agent Comments



7/8 Murphy St RICHMOND 3121 (REI/VG)

2 1 1

Price: $577,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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