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	50 Bennett Street, Richmond Vic 3121

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $1,420,000 Property Type House Suburb Richmond

Period - From 06/03/2022 to 05/03/2023 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	61 Egan St RICHMOND 3121	$1,100,000	15/11/2022
2	69 Green St CREMORNE 3121	$1,050,000	24/09/2022
3	16 Leeds St RICHMOND 3121	$1,000,000	17/09/2022

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: 06/03/2023 10:00

50 Bennett Street, Richmond Vic 3121



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
06/03/2022 - 05/03/2023: $1,420,000

Comparable Properties



61 Egan St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 15/11/2022
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments



69 Green St CREMORNE 3121 (REI/VG)

2 1 1

Price: $1,050,000
Method: Private Sale
Date: 24/09/2022
Property Type: House
Land Size: 135 sqm approx

Agent Comments



16 Leeds St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,000,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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