

## 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

10 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,490,000

Property type

House

Suburb

Richmond

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

8 BENNETT STREET RICHMOND VIC 3121	\$2,120,000	12-Feb-21
13 JOHNSON STREET RICHMOND VIC 3121	\$1,930,000	03-Jun-22

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 6 months.

This Statement of Information was prepared on: 12 July 2022



**8 BENNETT STREET RICHMOND  
VIC 3121**

 3  2  1

Sold Price **\$2,120,000** Sold Date **12-Feb-21**

Distance **0.01km**



**13 JOHNSON STREET RICHMOND  
VIC 3121**

 3  2  -

Sold Price <sup>RS</sup> **\$1,930,000** <sup>UN</sup> Sold Date **03-Jun-22**

Distance **0.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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