

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 59 Bunting Street, Richmond Vic 3121

Indicative selling price

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

Range between \$940,000 & \$1,020,000

Median sale price

Median price \$1,426,000 Property Type House Suburb Richmond

Period - From 01/07/2023 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	15 Bunting St RICHMOND 3121	\$1,062,000	19/08/2023
2	1/51 Bendigo St RICHMOND 3121	\$950,000	19/10/2023
3	6/16 Type St RICHMOND 3121	\$945,000	23/09/2023

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: 04/01/2024 20:44



Rooms: 2
Property Type: Flat
Land Size: 196 sqm approx
 Agent Comments

Indicative Selling Price
 \$940,000 - \$1,020,000
Median House Price
 September quarter 2023: \$1,426,000

Comparable Properties



15 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,062,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 107 sqm approx



1/51 Bendigo St RICHMOND 3121 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 19/10/2023
Property Type: Townhouse (Single)



6/16 Type St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)

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