

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

11 Benson Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,428,000 Property Type House Suburb Richmond

Period - From 01/04/2020 to 31/03/2021 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	196 Coppin St RICHMOND 3121	\$1,920,000	17/04/2021
2	15 James St RICHMOND 3121	\$1,830,000	13/03/2021
3	193 Mary St RICHMOND 3121	\$1,961,000	12/02/2021

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:

17/06/2021 16:11



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Rooms: 5
Property Type: House
Land Size: 201 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending March 2021: \$1,428,000

Comparable Properties



196 Coppin St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,920,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 158 sqm approx



15 James St RICHMOND 3121 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,830,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)



193 Mary St RICHMOND 3121 (REI)

[Agent Comments](#)

3 3 -

Price: \$1,961,000
Method: Auction Sale
Date: 12/02/2021
Property Type: House (Res)