

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address	34 Neptune Street
Including suburb or locality and postcode	RICHMOND, 3121, VIC

Indicative selling price

For the meaning of this price see consumervic.gov.au/underquoting (*delete single price or range as applicable)

Single price \$		or range between \$	\$1,100,000	& \$	1,200,000
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Median sale price

(*Select house or unit as applicable)

Median price \$	1,460,000	*House <input checked="" type="checkbox"/>	*Unit <input type="checkbox"/>	Suburb or locality	Richmond
Period - from	January 1st 2018	to	March 31st 2018	Source	REIV

Comparable property sales

(*Select A or B as applicable)

- ☒ **A*** These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.
 (*Delete as applicable)

Address of comparable property	Price	Date of Sale
1 69 Erin St RICHMOND 3121	\$ 1,100,000	05/03/2018
2 9 Bosisto St RICHMOND 3121	\$ 1,150,000	17/03/2018
3 71 Neptune St RICHMOND 3121	\$ \$1,230,000	19/05/2018

OR

- ☐ **B*** ☐ **Either** 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.*
☐ **or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Richmond

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