

Statement of Information

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

Property offered for sale

| | |
|---|-------------------|
| Address | 62 Neptune Street |
| Including suburb or locality and postcode | RICHMOND VIC 3121 |

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 \$ 1,600,000 & \$ 1,750,000

Median sale price

(*Select house or unit as applicable)

Median price \$ \$1,460,000 *House *Unit Suburb or locality Richmond
Period - from 1st January 2018 to 31st March 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 15 Gipps Street, Richmond | \$ 1,605,000 | 19/05/2018 |
| 2 66 Hunter Street, Richmond | \$ 1,740,000 | 21/04/2018 |
| 3 17 Johnson Street, Richmond | \$ 1,670,000 | 19/02/2018 |

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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