

## 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](http://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
<b>1</b> 15 Gipps Street, Richmond	<b>\$ 1,605,000</b>	<b>19/05/2018</b>
<b>2</b> 66 Hunter Street, Richmond	<b>\$ 1,740,000</b>	<b>21/04/2018</b>
<b>3</b> 17 Johnson Street, Richmond	<b>\$ 1,670,000</b>	<b>19/02/2018</b>

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**

Address: 28 Bridge Road

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**We Deliver...**