

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

83 Neptune Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,332,500

Property Type House

Suburb Richmond

Period - From 01/10/2019

to

31/12/2019

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.

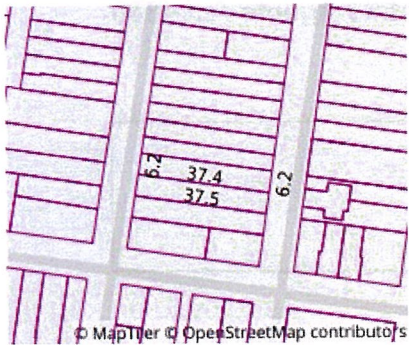
	Address of comparable property	Price	Date of sale
1	7 Type St RICHMOND 3121	\$1,335,000	07/12/2019
2	131 Kent St RICHMOND 3121	\$1,315,500	09/10/2019
3	78 Neptune St RICHMOND 3121	\$1,243,500	14/09/2019

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:

14/02/2020 12:32

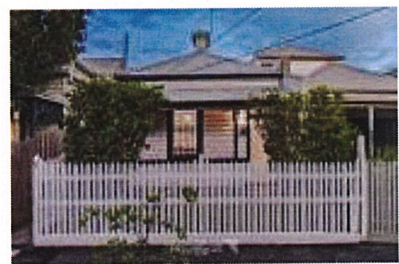


3 0 1

Property Type: House
Land Size: 231.767 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2019: \$1,332,500

Comparable Properties



7 Type St RICHMOND 3121 (REI)

Agent Comments

3 1 0

Price: \$1,335,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 4
Property Type: House (Res)



131 Kent St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,315,500
Method: Sold Before Auction
Date: 09/10/2019
Property Type: House (Res)
Land Size: 199 sqm approx



78 Neptune St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 0

Price: \$1,243,500
Method: Auction Sale
Date: 14/09/2019
Rooms: 3
Property Type: House (Res)
Land Size: 217 sqm approx