

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

2/28 Hull Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Richmond

Period - From 01/10/2020

to 31/12/2020

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	6/29 River St RICHMOND 3121	\$1,750,000	13/11/2020
2	2 Duke St RICHMOND 3121	\$1,610,000	30/01/2021
3	2/50 Valiant St ABBOTSFORD 3067	\$1,600,000	14/11/2020

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:

15/03/2021 16:59

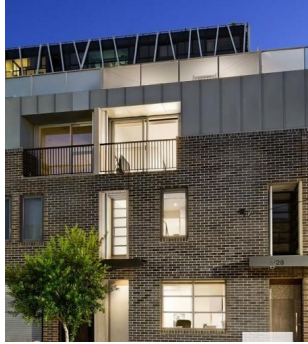
Ken Griffith
03 9421 7100
0418 548 423
ken.griffith@belleproperty.com

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

December quarter 2020: \$1,440,000



3 3 2

Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



6/29 River St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 13/11/2020

Property Type: Apartment



2 Duke St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,610,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)



2/50 Valiant St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Auction Sale

Date: 14/11/2020

Property Type: Townhouse (Res)