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	78 Neptune Street, Richmond Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price	$1,250,000	House	X	~~Unit~~		Suburb	Richmond
Period - From	01/04/2019	to	30/06/2019	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	90 Neptune St RICHMOND 3121	$1,297,500	22/06/2019
2	31 Canterbury St RICHMOND 3121	$1,260,000	27/07/2019
3	17 Hunter St RICHMOND 3121	$1,100,000	06/08/2019

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

78 Neptune Street, Richmond Vic 3121



2 1

Rooms:
Property Type: House (Res)
Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2019: $1,250,000

Comparable Properties



90 Neptune St RICHMOND 3121 (REI/VG)

3 2 -

Price: $1,297,500
Method: Auction Sale
Date: 22/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 163 sqm approx

Agent Comments



31 Canterbury St RICHMOND 3121 (REI)

2 1 -

Price: $1,260,000
Method: Auction Sale
Date: 27/07/2019
Rooms: 3
Property Type: House (Res)

Agent Comments



17 Hunter St RICHMOND 3121 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 06/08/2019
Rooms: -
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments

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