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	6 Neptune Street, Richmond Vic 3121

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $1,440,000 Property Type House Suburb Richmond

Period - From 01/04/2023 to 31/03/2024 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	44 Fraser St RICHMOND 3121	$1,550,000	06/12/2023
2	11 Davison St RICHMOND 3121	$1,468,000	19/12/2023
3			

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: 29/04/2024 13:01

6 Neptune Street, Richmond Vic 3121



4 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,495,000
Median House Price
Year ending March 2024: $1,440,000

Comparable Properties



44 Fraser St RICHMOND 3121 (REI/VG)

3 1 2

Price: $1,550,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: House (Res)
Land Size: 303 sqm approx

Agent Comments



11 Davison St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,468,000
Method: Private Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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