

## Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area.

### Property offered for sale

Address	33 Lithgow Street
Including suburb or locality and postcode	ABBOTSFORD VIC 3067

### 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 \$	1,650,000	or range between \$		& \$	
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### Median sale price

(\*Select house or unit as applicable)

Median price \$		*House <input checked="" type="checkbox"/>	*Unit <input type="checkbox"/>	Suburb or locality	ABBOTSFORD
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Period - from	01 July 2018	to	30 September 2018	Source	REIV
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### Comparable property sales

(\*Select A or B as applicable)

- ☒ **A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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 66 Hunter Street Richmond	\$ 1,500,000	01/09/2018
2 178 Nicholson Street Fitzroy	\$ 1,600,000	17/07/2018
3 50 Abbotsford Street Abbotsford	\$ 1,531,000	05/06/2018

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.\*

**Biggin & Scott Richmond**

Address: 28 Bridge Road

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We Deliver...