

# 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

60 Neptune Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,350,000

### Median sale price

Median price \$1,206,750

Property Type House

Suburb Richmond

Period - From 01/07/2019

to 30/09/2019

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	16 Madden Gr BURNLEY 3121	\$1,305,000	22/06/2019
2			
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:

21/10/2019 16:04



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**Property Type:** House (Res)

**Land Size:** 180 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000

**Median House Price**

September quarter 2019: \$1,206,750

## Comparable Properties



**16 Madden Gr BURNLEY 3121 (VG)**

Agent Comments

 2  -  -

**Price:** \$1,305,000

**Method:** Sale

**Date:** 22/06/2019

**Property Type:** House (Res)

**Land Size:** 258 sqm approx

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.