

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 46 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 & \$1,150,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Richmond

Period - From 01/01/2020 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	78 Baker St RICHMOND 3121	\$1,145,000	12/12/2020
2	91 Baker St RICHMOND 3121	\$1,111,550	14/12/2020
3	42 York St RICHMOND 3121	\$1,060,000	28/11/2020

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: 29/01/2021 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
Year ending December 2020: \$1,402,500

Comparable Properties



78 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 189 sqm approx



91 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,111,550
Method: Sold Before Auction
Date: 14/12/2020
Property Type: House (Res)



42 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 28/11/2020
Property Type: House
Land Size: 131 sqm approx