# 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

1/28 Hull Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$1,422,500	Pro	operty Type	Hou	ISE		Suburb	Richmond
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7a Cameron St RICHMOND 3121	\$1,850,000	16/10/2023
2	20a Neptune St RICHMOND 3121	\$1,837,000	25/11/2023
3	20 Bosisto St RICHMOND 3121	\$1,830,000	05/12/2023

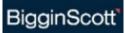
OR

**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:

05/02/2024 11:53









Rooms: 6 Property Type: House/Townhouse Agent Comments Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price Year ending December 2023: \$1,422,500

# **Comparable Properties**



7a Cameron St RICHMOND 3121 (REI/VG)



Price: \$1,850,000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 122 sqm approx

20a Neptune St RICHMOND 3121 (REI)

Agent Comments

Agent Comments





Price: \$1,837,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res)

20 Bosisto St RICHMOND 3121 (REI)



Agent Comments



Price: \$1,830,000 Method: Private Sale Date: 05/12/2023 Property Type: House

#### Account - BigginScott | P: 03 9426 4000



propertydata

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