

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 consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Richmond

Period - From 01/01/2023

to 31/12/2023

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	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



4 3 2

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)

Agent Comments

3 2 3

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

3 2 2

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



20 Bosisto St RICHMOND 3121 (REI)

Agent Comments

3 3 1

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

Account - BigginScott | P: 03 9426 4000