

## Statement of Information

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

### Property offered for sale

Address **5/82 Abinger Street, Richmond**

Including suburb or locality and postcode **VIC 3121**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*delete single price or range as applicable)

Single price \$  or range between \$ **950,000** & \$ **1,015,000**

### Median sale price

(\*Select house or unit as applicable)

Median price \$ **698,000**

\*House

\*Unit

Suburb or locality

**Richmond**

Period - from **August**

to **September**

Source **REIV**

### Comparable property sales

(\*Select A or B as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last 6 months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(\*Delete as applicable)

#### Address of comparable property

#### Price

#### Date of Sale

1 **28/22 Bosisto St, Richmond**

\$ **950,000**

**29/04/2017**

2 **284 Highett Street, Richmond**

\$ **990,000**

**25/03/2017**

3 **8/8-20 Glass Street, Richmond**

\$ **1,021,000**

**04/03/2017**

OR

**B\***  **Either** 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.\*

**or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.\*

### Biggin & Scott Richmond

Address: 28 Bridge Road

Ph: 03 9426 4000 [biggin-scott.com.au](http://biggin-scott.com.au)