

Statement of Information

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

Property offered for sale

Address **344 Highett Street, Richmond**

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

Indicative selling price

For the meaning of this price see consumervic.gov.au/underquoting (*delete single price or range as applicable)

Single price \$ or range between \$ **1,600,000** & \$ **1,700,000**

Median sale price

(*Select house or unit as applicable)

Median price \$ **1,277,500**

*House ☒

*Unit ☐

Suburb or locality

Richmond 3121

Period - from **April 2017**

to **June 2017**

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 12 Tanner St Rich (slightly inferior position plus less land and no. of bedrooms)	\$ 1,560,000	04/03/2017
2 11 Shaw Street, Richmond	\$ 1,619,000	01/04/2017
3 4/29a Glass St Rich (slightly larger in size plus has a 2 car garage)	\$ 1,800,000	27/03/2017

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

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