

## 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

506/39 APPLETON STREET RICHMOND 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

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

106/14 DAVID STREET RICHMOND VIC 3121	\$435,000	19-Jan-24
106/39 APPLETON STREET RICHMOND VIC 3121	\$395,000	23-Nov-23
112/11 DAVID STREET RICHMOND VIC 3121	\$410,000	10-May-23

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 6 months.~~

This Statement of Information was prepared on: 04 April 2024



**106/14 DAVID STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$435,000**

Sold Date

**19-Jan-24**

Distance

**0km**



**106/39 APPLETON STREET  
RICHMOND VIC 3121**

 1  1  1

Sold Price

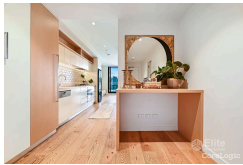
**\$395,000**

Sold Date

**23-Nov-23**

Distance

**0.03km**



**112/11 DAVID STREET RICHMOND  
VIC 3121**

 1  1  1

Sold Price

**\$410,000**

Sold Date

**10-May-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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