#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	702/39 Appleton Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000
-------------------------------------

#### Median sale price

Median price	\$600,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	29/04/2023	to	28/04/2024		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

Add	dress of comparable property	Price	Date of sale
1	804/6 Acacia PI ABBOTSFORD 3067	\$680,000	22/03/2024
2	207/47 Murphy St RICHMOND 3121	\$675,000	12/04/2024
3	613/14 David St RICHMOND 3121	\$660,000	20/02/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/04/2024 13:42













Property Type: Apartment/Unit

**Agent Comments** 

**Indicative Selling Price** \$590,000 - \$630,000 **Median Unit Price** 29/04/2023 - 28/04/2024: \$600,000

## Comparable Properties



804/6 Acacia PI ABBOTSFORD 3067 (REI)

**└──** 2





**Agent Comments** 

Price: \$680,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment



207/47 Murphy St RICHMOND 3121 (REI)

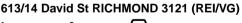




Price: \$675,000 Method: Private Sale Date: 12/04/2024

Property Type: Apartment

Agent Comments









Price: \$660.000 Method: Private Sale Date: 20/02/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



