## 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

602/39 Appleton Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$637,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	108/39 Appleton St RICHMOND 3121	\$652,500	19/07/2024
2	702/39 Appleton St RICHMOND 3121	\$617,000	03/05/2024
3	2/39 Appleton St RICHMOND 3121	\$600,000	24/04/2024

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:

01/10/2024 16:31









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price June quarter 2024: \$637,500

# **Comparable Properties**

108/39 Appleton St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$652,500 Method: Private Sale Date: 19/07/2024 Property Type: Apartment



702/39 Appleton St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$617,000 Method: Private Sale Date: 03/05/2024 Property Type: Apartment

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2/39 Appleton St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$600,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

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





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