

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$637,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 30/06/2024 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	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



🛏️ 2 🚿 2 🚗 1

**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

🛏️ 2 🚿 2 🚗 -

**Price:** \$652,500

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Apartment



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

🛏️ 2 🚿 2 🚗 1

**Price:** \$617,000

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** Apartment



**2/39 Appleton St RICHMOND 3121 (REI/VG)** Agent Comments

🛏️ 2 🚿 1 🚗 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 24/04/2024

**Property Type:** Apartment

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