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	304/39 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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.

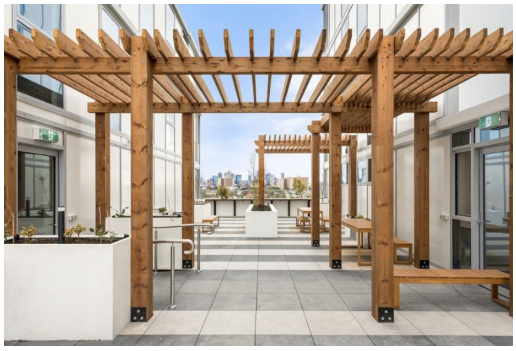
	Address of comparable property	Price	Date of sale
1	215/11 David St RICHMOND 3121	$611,500	01/12/2023
2	416/14 David St RICHMOND 3121	$590,000	22/01/2024
3	615/14 David St RICHMOND 3121	$550,000	28/10/2023

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: 14/02/2024 14:03

304/39 Appleton Street, Richmond Vic 3121



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Property Type: Hobby Farm < 20 ha
Land Size: 5170 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
December quarter 2023: $653,000

Comparable Properties



215/11 David St RICHMOND 3121 (REI)

2 1 1

Price: $611,500
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment

Agent Comments



416/14 David St RICHMOND 3121 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 22/01/2024
Property Type: Apartment

Agent Comments



615/14 David St RICHMOND 3121 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 28/10/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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