

## 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

704/39 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

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2020

to

30 Sep 2021

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

|   |           |           |
|---|-----------|-----------|
| 510/20 Burnley Street Richmond VIC 3121 | \$640,000 | 02-Sep-21 |
| 20/86 Burnley Street Richmond VIC 3121  | \$615,000 | 25-Aug-21 |
| 206/18 Coppin Street Richmond VIC 3121  | \$585,000 | 20-Aug-21 |

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: 12 October 2021



**510/20 Burnley Street Richmond VIC 3121**

2 2 1

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**02-Sep-21**

Distance

**0.35km**



**20/86 Burnley Street Richmond VIC 3121**

2 1 2

Sold Price

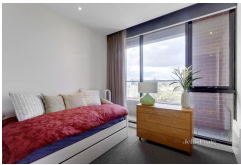
**\$615,000**

Sold Date

**25-Aug-21**

Distance

**0.22km**



**206/18 Coppin Street Richmond VIC 3121**

2 1 1

Sold Price

<sup>RS</sup> **\$585,000** <sup>UN</sup>

Sold Date

**20-Aug-21**

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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