

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

711/39 APPLETON STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2022

to

30 Sep 2023

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

611/39 APPLETON STREET RICHMOND VIC 3121	\$490,000	21-May-22
414/11 DAVID STREET RICHMOND VIC 3121	\$457,000	29-Jul-23
807/11 DAVID STREET RICHMOND VIC 3121	\$475,000	05-May-22

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: 02 October 2023



**611/39 APPLETON STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price **\$490,000** Sold Date **21-May-22**

Distance **0km**



**414/11 DAVID STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price **\$457,000** Sold Date **29-Jul-23**

Distance **0.1km**



**807/11 DAVID STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price **\$475,000** Sold Date **05-May-22**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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