

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

807/39 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$598,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2022

to

30/09/2022

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	307/2 Mcgoun St RICHMOND 3121	\$395,000	22/10/2022
2	308/2 Mcgoun St RICHMOND 3121	\$400,000	04/07/2022
3	704/2 Mcgoun St RICHMOND 3121	\$408,000	06/07/2022

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:

22/12/2022 09:33

807/39 Appleton Street, Richmond Vic 3121

Daniel Finlayson

9421 7100

0430 110 348

daniel.finlayson@belleproperty.com

Indicative Selling Price

\$390,000

Median Unit Price

September quarter 2022: \$598,000



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



307/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 22/10/2022

Property Type: Apartment



308/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 04/07/2022

Property Type: Apartment



704/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$408,000

Method: Private Sale

Date: 06/07/2022

Rooms: 3

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180