

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

45 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

\$1,165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2024

to

28 Feb 2025

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

249 STAWELL STREET BURNLEY VIC 3121	\$1,130,000	13-Oct-24
19 MANTON STREET RICHMOND VIC 3121	\$1,150,000	08-Feb-25
1/20 LESLIE STREET RICHMOND VIC 3121	\$1,160,000	10-Oct-24

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: 03 March 2025



249 STAWELL STREET BURNLEY VIC 3121

3 2 -

Sold Price

\$1,130,000

Sold Date

13-Oct-24

Distance

1.65km



19 MANTON STREET RICHMOND VIC 3121

2 2 1

Sold Price

^{RS} **\$1,150,000**

Sold Date

08-Feb-25

Distance

0.95km



1/20 LESLIE STREET RICHMOND VIC 3121

2 1 2

Sold Price

\$1,160,000

Sold Date

10-Oct-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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