

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

12 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$1,310,000

House

X

Unit

Suburb

Richmond

Period - From 01/04/2017

to

31/03/2018

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	37 Crown St RICHMOND 3121	\$1,530,000	17/03/2018
2	4 Dickens St RICHMOND 3121	\$1,480,000	07/12/2017
3	622 Bridge Rd RICHMOND 3121	\$1,460,000	24/03/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,550,000

Median House Price
 Year ending March 2018: \$1,310,000

Comparable Properties



37 Crown St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,530,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 378 sqm approx



4 Dickens St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,480,000
Method: Private Sale
Date: 07/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 345 sqm approx



622 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)