

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

8 Appleton Street, Richmond Vic 3121

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,520,000

Median sale price

Median price \$1,277,500

House

X

Unit

Suburb Richmond

Period - From 01/04/2017

to

30/06/2017

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	57 Type St RICHMOND 3121	\$1,590,000	29/04/2017
2	67 Yarra St ABBOTSFORD 3067	\$1,402,500	27/05/2017
3	27 Charlotte St RICHMOND 3121	\$1,400,000	03/06/2017

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 444.948 sqm approx

Agent Comments

Indicative Selling Price

\$1,520,000

Median House Price

June quarter 2017: \$1,277,500

Comparable Properties

**57 Type St RICHMOND 3121 (REI/VG)**

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Price: \$1,590,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 315 sqm approx

Agent Comments

Smaller land, unrenovated solid brick home, better location, similar accommodation.

**67 Yarra St ABBOTSFORD 3067 (REI/VG)**

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Price: \$1,402,500**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 276 sqm approx

Agent Comments

Smaller allotment, unrenovated brick home, possibility for redevelopment.

**27 Charlotte St RICHMOND 3121 (REI)**

4
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Price: \$1,400,000**Method:** Auction Sale**Date:** 03/06/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 244 sqm approx

Agent Comments

Similar condition, style and accommodation on a smaller allotment without car access. Better location.