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

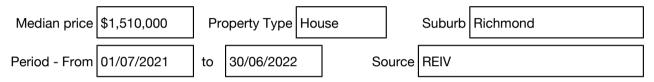
64 Appleton Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,295,000

Median sale price



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.

Add	Address of comparable property		Date of sale
1	1/32 Elm Gr RICHMOND 3121	\$1,280,000	30/04/2022
2	113 Charles St ABBOTSFORD 3067	\$1,275,000	25/06/2022
3	73 Cutter St RICHMOND 3121	\$1,260,000	05/03/2022

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:

23/07/2022 14:57







Property Type: House (Res) **Land Size:** 140.8 sqm approx Agent Comments Indicative Selling Price \$1,295,000 Median House Price Year ending June 2022: \$1,510,000

Comparable Properties



1/32 Elm Gr RICHMOND 3121 (REI)



Price: \$1,280,000 Method: Auction Sale Date: 30/04/2022 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,275,000 Method: Auction Sale Date: 25/06/2022 Property Type: House (Res)

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73 Cutter St RICHMOND 3121 (REI/VG)

113 Charles St ABBOTSFORD 3067 (REI)

6.



Agent Comments



Price: \$1,260,000 Method: Auction Sale Date: 05/03/2022 Property Type: House (Res) Land Size: 107 sqm approx

Account - Biggin & Scott | P: 03 9426 4000



propertydata

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