

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

Single price \$1,295,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Richmond

Period - From 01/07/2021

to 30/06/2022

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	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



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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)

Agent Comments

2 1 -

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



113 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

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



73 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

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