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

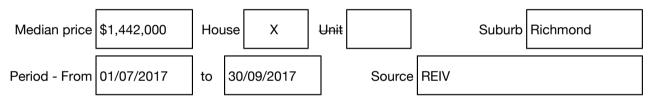
62 Appleton Street, Richmond Vic 3121 d le

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

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.

Address of comparable property		Price	Date of sale
1	25 Canterbury St RICHMOND 3121	\$1,090,000	27/05/2017
2	44 Neptune St RICHMOND 3121	\$1,055,000	07/10/2017
3	44 Canterbury St RICHMOND 3121	\$1,050,000	03/07/2017

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.

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: 3 Property Type: House Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 datsis@hockingstuart.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2017: \$1,442,000

Comparable Properties

25 Canterbury St RICHMOND 3121 (REI/VG) 2 1 2 1 - Price: \$1,090,000 Method: Private Sale Date: 27/05/2017 Rooms: 3 Property Type: House Land Size: 148 sqm approx	Agent Comments
44 Neptune St RICHMOND 3121 (REI) 2 ↓ 1 ↓ - Price: \$1,055,000 Method: Auction Sale Date: 07/10/2017 Rooms: 3 Property Type: House (Res) Land Size: 132 sqm approx	Agent Comments
44 Canterbury St RICHMOND 3121 (REI/VG) 2 1 2 - Price: \$1,050,000 Method: Sold Before Auction Date: 03/07/2017 Rooms: 3 Property Type: House Land Size: 161 sqm approx	Agent Comments

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