

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,442,000	House	X	Unit		Suburb	Richmond
Period - From	01/07/2017	to	30/09/2017	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	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.



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**Rooms:** 3  
**Property Type:** House  
**Agent Comments**

**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)**

**Agent Comments**

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**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 27/05/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 148 sqm approx



**44 Neptune St RICHMOND 3121 (REI)**

**Agent Comments**

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**Price:** \$1,055,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 132 sqm approx



**44 Canterbury St RICHMOND 3121 (REI/VG)**

**Agent Comments**

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**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 03/07/2017  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 161 sqm approx