

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

312/20 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	509/8 Burnley St RICHMOND 3121	\$392,700	30/01/2024
2	7/28 Burnley St RICHMOND 3121	\$390,000	19/10/2023
3	606B/609 Victoria St ABBOTSFORD 3067	\$380,000	08/02/2024

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:

01/03/2024 11:39



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

December quarter 2023: \$653,000

Comparable Properties

509/8 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$392,700

Method: Private Sale

Date: 30/01/2024

Property Type: Apartment



7/28 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 19/10/2023

Property Type: Apartment



606B/609 Victoria St ABBOTSFORD 3067 (REI) **Agent Comments**

1 1 1

Price: \$380,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment