

## 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

109/136 BURNLEY STREET RICHMOND VIC 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

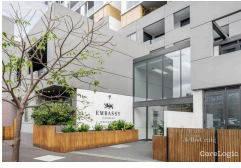
Date of sale

817/14 DAVID STREET RICHMOND VIC 3121	\$490,000	25-Oct-23
615/14 DAVID STREET RICHMOND VIC 3121	\$550,000	28-Oct-23
201/8-30 BURNLEY STREET RICHMOND VIC 3121	\$565,000	13-Feb-24

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 6 months.

This Statement of Information was prepared on: 08 March 2024



**817/14 DAVID STREET RICHMOND  
VIC 3121**

2 1 1

Sold Price

**\$490,000**

Sold Date

**25-Oct-23**

Distance

**0.33km**



**615/14 DAVID STREET RICHMOND  
VIC 3121**

2 1 1

Sold Price

**\$550,000**

Sold Date

**28-Oct-23**

Distance

**0.33km**



**201/8-30 BURNLEY STREET  
RICHMOND VIC 3121**

2 1 1

Sold Price

<sup>RS</sup> **\$565,000** <sup>UN</sup>

Sold Date

**13-Feb-24**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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