

# 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

13/205 Barkly Avenue, Burnley Vic 3121

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price \$505,000 Property Type Unit Suburb Burnley

Period - From 18/08/2020 to 17/08/2021 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	22/9 Tennyson St RICHMOND 3121	\$680,000	22/04/2021
2	2/9 Somerset St RICHMOND 3121	\$670,000	04/06/2021
3	25/69 Palmer St RICHMOND 3121	\$660,000	08/07/2021

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:

18/08/2021 13:49

13/205 Barkly Avenue, Burnley Vic 3121

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

18/08/2020 - 17/08/2021: \$505,000



2   1   1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**22/9 Tennyson St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 22/04/2021

**Property Type:** Apartment



**2/9 Somerset St RICHMOND 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 04/06/2021

**Property Type:** Apartment



**25/69 Palmer St RICHMOND 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 08/07/2021

**Property Type:** Apartment

**Account** - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180