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

1/28 Burnley Street, Richmond Vic 3121

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|----------|
| Range betweer | \$375,000 | | & | | \$405,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$617,500 | Pro | operty Type | Unit | | | Suburb | Richmond |
| Period - From | 11/05/2020 | to | 10/05/2021 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 55/73 River St RICHMOND 3121 | \$416,000 | 02/04/2021 |
| 2 | 213/71 Abinger St RICHMOND 3121 | \$410,000 | 07/12/2020 |
| 3 | 3/10 Burnley St RICHMOND 3121 | \$372,500 | 22/12/2020 |

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:

11/05/2021 14:12









Rooms: 2 Property Type: Apartment Agent Comments

Indicative Selling Price \$375,000 - \$405,000 **Median Unit Price** 11/05/2020 - 10/05/2021: \$617,500

Comparable Properties



55/73 River St RICHMOND 3121 (REI)



Price: \$416,000 Method: Private Sale Date: 02/04/2021 Property Type: Apartment Agent Comments



213/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$410,000 Method: Private Sale Date: 07/12/2020 Property Type: Apartment



3/10 Burnley St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$372,500 Method: Private Sale Date: 22/12/2020 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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.