

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

3/86 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2021

to 30/06/2021

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	310/20 Burnley St RICHMOND 3121	\$630,000	20/05/2021
2	107/205 Burnley St RICHMOND 3121	\$600,000	05/05/2021
3	109/382 Burnley St RICHMOND 3121	\$605,000	10/04/2021

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:

30/07/2021 09:38

3/86 Burnley Street, Richmond Vic 3121



Chris Burne

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2021: \$710,000



2 2 1

Rooms: 5

Property Type: Apartment

Agent Comments

Comparable Properties



310/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Apartment



107/205 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment



109/382 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$605,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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.