

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

410E/8 Burnley Street Richmond VIC 3121

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2019

to

31 Mar 2020

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

16/72 Baker Street Richmond VIC 3121	\$335,000	07-Apr-20
2/44 Type Street Richmond VIC 3121	\$312,000	24-Mar-20
8/54-62 Bendigo Street Richmond VIC 3121	\$300,000	03-Apr-20

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.~~

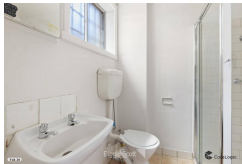
This Statement of Information was prepared on: 25 April 2020


16/72 Baker Street Richmond VIC 3121

Sold Price

\$335,000

 Sold Date **07-Apr-20**
 1
  1
  1

 Distance **0.44km**

2/44 Type Street Richmond VIC 3121

Sold Price

\$312,000

 Sold Date **24-Mar-20**
 1
  1
  1

 Distance **1.05km**

8/54-62 Bendigo Street Richmond VIC 3121

Sold Price

\$300,000

 Sold Date **03-Apr-20**
 1
  1
  -

 Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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