

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

143 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,332,500 Property Type House Suburb Richmond

Period - From 01/10/2019 to 31/12/2019 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	190 Coppin St RICHMOND 3121	\$1,100,000	24/08/2019
2	17 Hunter St RICHMOND 3121	\$1,100,000	06/08/2019
3	82 Bunting St RICHMOND 3121	\$1,075,000	18/11/2019

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:

03/02/2020 09:58

143 Burnley Street, Richmond Vic 3121

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2 1 1

Rooms: 3
Property Type: House
Land Size: 155 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2019: \$1,332,500

Comparable Properties



190 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,100,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 3
Property Type: House (Res)
Land Size: 160 sqm approx



17 Hunter St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$1,100,000
Method: Sale
Date: 06/08/2019
Property Type: House (Res)
Land Size: 180 sqm approx



82 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,075,000
Method: Sold Before Auction
Date: 18/11/2019
Property Type: House (Res)
Land Size: 103 sqm approx

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