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

206/339 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between | $620,000 | & | $660,000

Median sale price

| Median price | $615,000 | Property Type | Unit | Suburb | Richmond |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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	415/33 Judd St RICHMOND 3121	$650,000	16/11/2020
2	114/45 York St RICHMOND 3121	$648,000	16/07/2020
3	1409/50 Claremont St SOUTH YARRA 3141	$630,000	12/10/2020

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: 02/12/2020 08:16

CONSUMER AFFAIRS VICTORIA

206/339 Burnley Street, Richmond Vic 3121

🛏 2　　🛁 2　　🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
Year ending September 2020: $615,000

Comparable Properties

415/33 Judd St RICHMOND 3121 (REI)

🛏 2　　🛁 2　　🚗 1

Price: $650,000
Method: Private Sale
Date: 16/11/2020
Property Type: Apartment

Agent Comments

114/45 York St RICHMOND 3121 (REI/VG)

🛏 2　　🛁 2　　🚗 1

Price: $648,000
Method: Private Sale
Date: 16/07/2020
Property Type: Apartment

Agent Comments

1409/50 Claremont St SOUTH YARRA 3141 (REI)

🛏 2　　🛁 2　　🚗 1

Price: $630,000
Method: Private Sale
Date: 12/10/2020
Property Type: Apartment

Agent Comments

Account - Biggin & Scott　|　P: 9520 9000　|　F: 9533 6140