

## 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

206/205 Burnley Street Richmond VIC 3121

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2020

to

31 May 2021

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

405/205 Burnley Street Richmond VIC 3121	\$455,000	21-Jul-20
3/6 Lord Street Richmond VIC 3121	\$475,000	14-Jul-20
305/45 York Street Richmond VIC 3121	\$433,000	28-Sep-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: 17 June 2021



**405/205 Burnley Street Richmond VIC 3121**

Sold Price

**\$455,000**

Sold Date

**21-Jul-20**

1

1

1

Distance

-



**3/6 Lord Street Richmond VIC 3121**

Sold Price

**\$475,000**

Sold Date

**14-Jul-20**

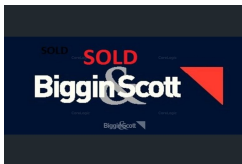
1

1

1

Distance

**0.36km**



**305/45 York Street Richmond VIC 3121**

Sold Price

**\$433,000**

Sold Date

**28-Sep-20**

1

1

1

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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