

## 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

302/136 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

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2023

to

31 Oct 2024

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

402/136 BURNLEY STREET RICHMOND VIC 3121	\$470,000	17-Aug-24
221/14 DAVID STREET RICHMOND VIC 3121	\$462,000	23-Sep-24
212/339 BURNLEY STREET RICHMOND VIC 3121	\$480,000	21-Oct-24

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: 04 November 2024



**402/136 BURNLEY STREET  
RICHMOND VIC 3121**

2 1 1

Sold Price **\$470,000** Sold Date **17-Aug-24**

Distance **0km**



**221/14 DAVID STREET RICHMOND  
VIC 3121**

2 1 1

Sold Price <sup>RS</sup> **\$462,000** <sup>UN</sup> Sold Date **23-Sep-24**

Distance **0.33km**



**212/339 BURNLEY STREET  
RICHMOND VIC 3121**

2 1 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **21-Oct-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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