

## 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

102/8-30 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

\$340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Richmond

Period-from

01 Oct 2023

to

30 Sep 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

616/20 BURNLEY STREET RICHMOND VIC 3121	\$360,000	27-Aug-24
19/52 BAKER STREET RICHMOND VIC 3121	\$350,000	18-Aug-24
303/115 CHURCH STREET RICHMOND VIC 3121	\$355,000	31-Aug-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: 21 October 2024

# DYNAMIC

RESIDENTIAL

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**616/20 BURNLEY STREET  
RICHMOND VIC 3121**

1 1 1

Sold Price **\$360,000** Sold Date **27-Aug-24**

Distance **0.12km**

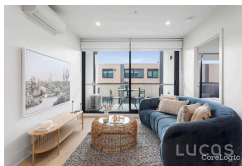


**19/52 BAKER STREET RICHMOND  
VIC 3121**

1 1 1

Sold Price **\$350,000** Sold Date **18-Aug-24**

Distance **0.52km**



**303/115 CHURCH STREET  
RICHMOND VIC 3121**

1 1 -

Sold Price <sup>RS</sup> **\$355,000** Sold Date **31-Aug-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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