

# 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 607/30 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)

Single price \$400,000

### Median sale price

Median price \$613,500

Property Type Unit

Suburb Richmond

Period - From 01/10/2024

to 31/12/2024

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	705/11 Shamrock St ABBOTSFORD 3067	\$380,000	07/11/2024
2	209/10 Burnley St RICHMOND 3121	\$400,000	20/11/2024
3	512/10 Burnley St RICHMOND 3121	\$420,000	23/09/2024

**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:

24/01/2025 12:01

607/30 Burnley Street, Richmond Vic 3121

Daniel Finlayson  
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0430 110 348  
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 1  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000  
**Median Unit Price**  
December quarter 2024: \$613,500

## Comparable Properties



**705/11 Shamrock St ABBOTSFORD 3067 (REI/VG)**

[Agent Comments](#)

 1  1  1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Apartment



**209/10 Burnley St RICHMOND 3121 (REI)**

[Agent Comments](#)

 1  1  1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** Apartment



**512/10 Burnley St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

 1  1  1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Unit

**Account - Belle Property Richmond | P: 03 9967 8899**



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