

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

10/339 BURNLEY STREET RICHMOND VIC 3121

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$370,000

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

9/28 BURNLEY STREET RICHMOND VIC 3121	\$367,500	13-Aug-24
19/52 BAKER STREET RICHMOND VIC 3121	\$350,000	18-Aug-24
111/8 GARFIELD STREET RICHMOND VIC 3121	\$355,000	31-May-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: 31 October 2024

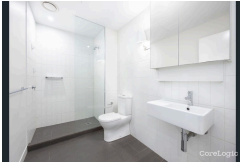


YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



9/28 BURNLEY STREET RICHMOND VIC 3121 Sold Price

\$367,500 Sold Date **13-Aug-24**

1 1 1

Distance **1.38km**



19/52 BAKER STREET RICHMOND VIC 3121 Sold Price

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

1 1 1

Distance **1.47km**



111/8 GARFIELD STREET RICHMOND VIC 3121 Sold Price

\$355,000 Sold Date **31-May-24**

1 1 1

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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