

# 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

505/20 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$579,500

### 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	303/10 Burnley St RICHMOND 3121	\$570,000	09/10/2024
2	602/39 Appleton St RICHMOND 3121	\$575,000	01/03/2025
3	406/11 David St RICHMOND 3121	\$585,000	21/10/2024

**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:

01/04/2025 11:14

505/20 Burnley Street, Richmond Vic 3121

Ken Griffith  
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2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$579,500  
Median Unit Price  
December quarter 2024: \$613,500

## Comparable Properties



303/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$570,000  
Method: Private Sale  
Date: 09/10/2024  
Property Type: Unit



602/39 Appleton St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$575,000  
Method: Private Sale  
Date: 01/03/2025  
Property Type: Apartment



406/11 David St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$585,000  
Method: Private Sale  
Date: 21/10/2024  
Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899



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