

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

42 Gibdon Street, Burnley Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,492,500

Property Type House

Suburb Burnley

Period - From 16/06/2020

to

15/06/2021

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	34 Charlotte St RICHMOND 3121	\$1,520,000	17/04/2021
2	2/1 George St RICHMOND 3121	\$1,500,000	19/03/2021
3	95 Richmond Tce RICHMOND 3121	\$1,460,000	17/03/2021

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:

16/06/2021 12:21



 2  2  1

Property Type: House (Res)

Land Size: 169 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

16/06/2020 - 15/06/2021: \$1,492,500

Comparable Properties



34 Charlotte St RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,520,000

Method: Private Sale

Date: 17/04/2021

Property Type: House (Res)



2/1 George St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,500,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res)



95 Richmond Tce RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,460,000

Method: Sold Before Auction

Date: 17/03/2021

Property Type: House (Res)

Land Size: 130 sqm approx