

# 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

1/270 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)

Range between \$325,000 & \$350,000

### 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	7/63 Richmond Tce RICHMOND 3121	\$325,000	28/08/2024
2	8/249 Burnley St RICHMOND 3121	\$330,000	24/07/2024
3	19/52 Baker St RICHMOND 3121	\$350,000	22/08/2024

**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:

20/01/2025 14:55

1/270 Burnley Street, Richmond Vic 3121

Daniel Finlayson  
03 9967 8899  
0430 110 348  
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 1  1  1

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

**Indicative Selling Price**  
\$325,000 - \$350,000  
**Median Unit Price**  
December quarter 2024: \$613,500

## Comparable Properties



7/63 Richmond Tce RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** Unit



8/249 Burnley St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** Apartment



19/52 Baker St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 1  1  1

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 22/08/2024  
**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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