Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 18/38 Burnley Street, Richmond Vic 3121 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$290,000 & | \$310,000 |
|---------------------------|-----------|
|---------------------------|-----------|

Median sale price

| Median price | \$613,500 | Pro | perty Type Ur | it | | Suburb | Richmond |
|---------------|------------|-----|---------------|----|------|--------|----------|
| Period - From | 01/10/2024 | to | 31/12/2024 | Sc | urce | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 14/5-7 Leslie St RICHMOND 3121 | \$306,000 | 08/02/2025 |
| 2 | 3/182 Coppin St RICHMOND 3121 | \$292,000 | 09/11/2024 |
| 3 | 11/4 Smith St RICHMOND 3121 | \$309,000 | 22/08/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 17/02/2025 17:13 |
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Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$290,000 - \$310,000 **Median Unit Price** December quarter 2024: \$613,500

Comparable Properties



14/5-7 Leslie St RICHMOND 3121 (REI)

Price: \$306,000 Method: Private Sale Date: 08/02/2025

Property Type: Apartment

Agent Comments



3/182 Coppin St RICHMOND 3121 (REI)





Agent Comments

Price: \$292,000 Method: Private Sale Date: 09/11/2024

Property Type: Apartment

11/4 Smith St RICHMOND 3121 (REI/VG)



Agent Comments

Price: \$309,000 Method: Private Sale Date: 22/08/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





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