

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

109/339 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2022

to

31 Jul 2023

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

210/71 ABINGER STREET RICHMOND VIC 3121	\$405,000	08-Mar-23
305/28 BURNLEY STREET RICHMOND VIC 3121	\$390,000	23-Feb-23
211/6 LORD STREET RICHMOND VIC 3121	\$401,000	15-Jul-23

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: 21 August 2023



YORKSHIRE
PROPERTY

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**210/71 ABINGER STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$405,000** Sold Date **08-Mar-23**

Distance **0.63km**

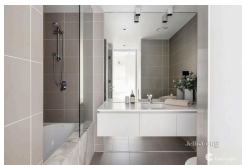


**305/28 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$390,000** Sold Date **23-Feb-23**

Distance **1.38km**



**211/6 LORD STREET RICHMOND
VIC 3121**

1 1 1

Sold Price ^{RS} **\$401,000** ^{UN} Sold Date **15-Jul-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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