# 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

312/205 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$480,000		&		\$528,000				
Median sale price									
Median price	\$613,500	Pro	operty Type	Unit			Suburb	Richmond	
Period - From	01/10/2024	to	31/12/2024		So	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.

Ad	dress of comparable property	Price	Date of sale
1	7/27 Grove Rd HAWTHORN 3122	\$540,000	31/01/2025
2	412/10 Burnley St RICHMOND 3121	\$430,000	22/01/2025
3	14/205 Burnley St RICHMOND 3121	\$472,000	11/09/2024

OR

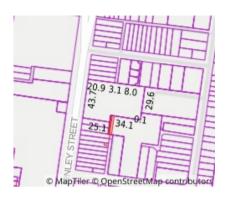
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2025 12:25









**Property Type:** Apartment **Land Size:** 49 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$528,000 Median Unit Price December quarter 2024: \$613,500

# **Comparable Properties**

7/27 Grove Rd HAWTHORN 3122 (REI)   1 1   Price: \$540,000   Method: Private Sale   Date: 31/01/2025   Property Type: Apartment	Agent Comments
412/10 Burnley St RICHMOND 3121 (REI) 1 1 1 1 1 1 Price: \$430,000 Method: Private Sale Date: 22/01/2025 Property Type: Apartment	Agent Comments
14/205 Burnley St RICHMOND 3121 (REI/VG)   1 1   1 1   Price: \$472,000   Method: Private Sale   Date: 11/09/2024   Property Type: Unit	Agent Comments

### Account - Barry Plant | P: (03) 9431 1243



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