

## 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

108/71 ABINGER 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) (\*Delete single price or range as applicable)

Single Price

\$355,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2023

to

31 Jan 2024

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

107/360 BURNLEY STREET RICHMOND VIC 3121	\$350,000	11-Sep-23
306/8-30 BURNLEY STREET RICHMOND VIC 3121	\$359,000	14-Sep-23
225/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$365,000	06-Feb-24

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: 29 February 2024



**107/360 BURNLEY STREET  
RICHMOND VIC 3121**

1 1 1

Sold Price **\$350,000** Sold Date **11-Sep-23**

Distance **0.6km**



**306/8-30 BURNLEY STREET  
RICHMOND VIC 3121**

1 1 1

Sold Price **\$359,000** Sold Date **14-Sep-23**

Distance **1.06km**



**225/4 ACACIA PLACE  
ABBOTSFORD VIC 3067**

1 1 1

Sold Price <sup>RS</sup> **\$365,000** Sold Date **06-Feb-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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