

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

9 Barrow Place, Burnley Vic 3121

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,257,000

Property Type

House

Suburb

Burnley

Period - From

22/03/2019

to

21/03/2020

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	3/189 Stawell St RICHMOND 3121	\$1,095,000	12/10/2019
2	1/105a Stawell St RICHMOND 3121	\$1,025,000	15/02/2020
3	64 Somerset St RICHMOND 3121	\$1,012,500	10/03/2020

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:

22/03/2020 11:19



Property Type: Warehouse

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

22/03/2019 - 21/03/2020: \$1,257,000

Comparable Properties



3/189 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)

Land Size: 592 sqm approx



1/105a Stawell St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,025,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)



64 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,012,500

Method: Sold After Auction

Date: 10/03/2020

Property Type: Townhouse (Single)