

# 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 **113 / 30 Burnley Street, Richmond 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 **\$350,000** ~~or range between~~

### Median sale price

Median price **\$405,000** Property type **unit** Suburb **Richmond 3121**  
Period - From **01 Feb 2023** to **31 Jan 2024** Source **REA**

### 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
107/360 Burnley Street, Richmond, Vic 3121	\$350,000	11 Sep 2023
211/71 Abinger Street, Richmond, Vic 3121	\$350,000	14 Jan 2024
8/30-36 Egan Street, Richmond, Vic 3121	\$361,000	14 Feb 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: **21/02/2024 10:50**