

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

203/339 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2023

to

31 Dec 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

110/84 CUTTER STREET RICHMOND VIC 3121	\$640,000	31-Oct-23
4/2 DICKENS STREET RICHMOND VIC 3121	\$635,000	18-Nov-23
87/73 RIVER STREET RICHMOND VIC 3121	\$605,000	10-Nov-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: 11 January 2024



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**110/84 CUTTER STREET
RICHMOND VIC 3121**

2 2 1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **31-Oct-23**

Distance **0.17km**

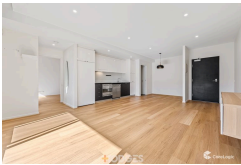


**4/2 DICKENS STREET RICHMOND
VIC 3121**

2 1 1

Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **18-Nov-23**

Distance **0.53km**



**87/73 RIVER STREET RICHMOND
VIC 3121**

2 2 1

Sold Price **\$605,000** Sold Date **10-Nov-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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