

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

508/30 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2023

to

31 Jul 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

204/14 DAVID STREET RICHMOND VIC 3121	\$420,000	25-Mar-24
405/6 LORD STREET RICHMOND VIC 3121	\$433,000	03-May-24
303/47 MURPHY STREET RICHMOND VIC 3121	\$410,000	04-Jun-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: 19 August 2024

**204/14 DAVID STREET RICHMOND VIC 3121** Sold Price **\$420,000** Sold Date **25-Mar-24**

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Distance **0.34km****405/6 LORD STREET RICHMOND VIC 3121** Sold Price ^{RS} **\$433,000** ^{UN} Sold Date **03-May-24**

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Distance **0.87km****303/47 MURPHY STREET RICHMOND VIC 3121** Sold Price **\$410,000** Sold Date **04-Jun-24**

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Distance **0.55km****RS** = Recent sale **UN** = Undisclosed Sale

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