

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

8/205 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

\$495,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jul 2023

to

30 Jun 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

104/59 STAWELL STREET RICHMOND VIC 3121	\$555,000	24-Jan-24
3/42 CORSAIR STREET RICHMOND VIC 3121	\$530,000	25-Oct-23
13/53 WESTBANK TERRACE RICHMOND VIC 3121	\$535,000	19-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: 04 July 2024



**104/59 STAWELL STREET
RICHMOND VIC 3121**

 2
  1
  1

Sold Price

\$555,000

Sold Date **24-Jan-24**

Distance **0.24km**



**3/42 CORSAIR STREET RICHMOND
VIC 3121**

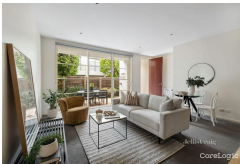
 1
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Sold Price

\$530,000

Sold Date **25-Oct-23**

Distance **0.26km**



**13/53 WESTBANK TERRACE
RICHMOND VIC 3121**

 1
  1
  1

Sold Price

^{RS} **\$535,000**

Sold Date **19-Jun-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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