

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

B001/20 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 to 31/03/2022 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	304/28 Burnley St RICHMOND 3121	\$385,000	14/01/2022
2	501/615 Victoria St ABBOTSFORD 3067	\$382,000	17/02/2022
3	209a/10 Burnley St RICHMOND 3121	\$380,000	24/02/2022

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:

13/07/2022 09:41



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
March quarter 2022: \$665,000

Comparable Properties



304/28 Burnley St RICHMOND 3121 (REI/VG) Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 14/01/2022
Property Type: Apartment



501/615 Victoria St ABBOTSFORD 3067 (REI/VG) Agent Comments

1 1 1

Price: \$382,000
Method: Private Sale
Date: 17/02/2022
Property Type: Apartment



209a/10 Burnley St RICHMOND 3121 (REI) Agent Comments

1 1 1

Price: \$380,000
Method: Expression of Interest
Date: 24/02/2022
Property Type: Apartment