

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

10/16 Adam Street, Burnley Vic 3121

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$513,000

Property Type

Unit

Suburb

Burnley

Period - From

01/07/2021

to

30/06/2022

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	2/7-9 Davison St RICHMOND 3121	\$485,000	27/04/2022
2	4/8 Murphy St RICHMOND 3121	\$477,500	01/06/2022
3	8/185 Stawell St RICHMOND 3121	\$470,000	06/07/2022

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:

22/08/2022 09:15

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Indicative Selling Price
\$465,000

Median Unit Price
Year ending June 2022: \$513,000



2 1 1

Rooms: 3
Property Type: Flat
Agent Comments

Comparable Properties



2/7-9 Davison St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$485,000
Method: Private Sale
Date: 27/04/2022
Property Type: Apartment



4/8 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$477,500
Method: Sold Before Auction
Date: 01/06/2022
Property Type: Apartment



8/185 Stawell St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Sold Before Auction
Date: 06/07/2022
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180