

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

404/10 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,250

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2022

to

31 May 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

403/10 BURNLEY STREET RICHMOND VIC 3121	\$575,000	31-Mar-23
315/20 BURNLEY STREET RICHMOND VIC 3121	\$620,000	07-May-23
2/69 PALMER STREET RICHMOND VIC 3121	\$620,000	03-May-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: 05 June 2023



**403/10 BURNLEY STREET
RICHMOND VIC 3121**

2 2 1

Sold Price **\$575,000** Sold Date **31-Mar-23**

Distance **0km**



**315/20 BURNLEY STREET
RICHMOND VIC 3121**

2 2 1

Sold Price ^{RS} **\$620,000** Sold Date **07-May-23**

Distance **0km**



**2/69 PALMER STREET RICHMOND
VIC 3121**

2 2 1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **03-May-23**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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