

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

6/342 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$570,500

Property Type Unit

Suburb Richmond

Period - From 01/07/2020

to 30/09/2020

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	3/659 Victoria St ABBOTSFORD 3067	\$747,000	07/12/2020
2	501/9 Griffiths St RICHMOND 3121	\$735,000	30/06/2020
3	412/8 Grosvenor St ABBOTSFORD 3067	\$715,000	23/10/2020

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:

15/12/2020 17:01

6/342 Burnley Street, Richmond Vic 3121

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

September quarter 2020: \$570,500



2 2 2

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



3/659 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$747,000

Method: Private Sale

Date: 07/12/2020

Property Type: Apartment



501/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$735,000

Method: Private Sale

Date: 30/06/2020

Rooms: 5

Property Type: Apartment

Land Size: 84 sqm approx

412/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 23/10/2020

Rooms: 3

Property Type: Apartment

Land Size: 130 sqm approx

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