

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

109/136 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2023

to

29 Feb 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

817/14 DAVID STREET RICHMOND VIC 3121	\$490,000	25-Oct-23
615/14 DAVID STREET RICHMOND VIC 3121	\$550,000	28-Oct-23
201/8-30 BURNLEY STREET RICHMOND VIC 3121	\$565,000	13-Feb-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: 08 March 2024



**817/14 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$490,000

Sold Date

25-Oct-23

2

1

1

Distance

0.33km



**615/14 DAVID STREET RICHMOND
VIC 3121**

Sold Price

\$550,000

Sold Date

28-Oct-23

2

1

1

Distance

0.33km



**201/8-30 BURNLEY STREET
RICHMOND VIC 3121**

Sold Price

^{RS}**\$565,000**^{UN}

Sold Date

13-Feb-24

2

1

1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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