## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale											
Inclu	ding subu	34/86 Burnley Street, Richmond Vic 3121												
Indica	tive sell	ing pric	ce											
For the	meaning	of this p	orice see	con	sumer.	vic.gc	ov.au/	underqu	oting					
Range between \$670,000					&			\$730,000						
Media	n sale p	rice												
Median price \$646,000			Pro	Property Type Unit		Unit			Su	burb	Richmond			
Period - From 01/07/2025				to	o 30/09/2025			S	ource	RE	IV			
Comp	arable p	roperty	/ sales	(*De	lete A	or B	belo	w as ap	plica	ble	)			
<b>A*</b>	months		estate a							•	•	ty for sale in most comp	the last six- arable to the	
Address of comparable property											Pı	rice	Date of sale	
1														
2														
3														
OR														
В*												wer than thre ne last six mo	e comparable onths.	
		This Statement of Information was prepared on:										22/10/2025 12:49		







**Agent Comments** 

Daniel Finlayson 03 9967 8899 0430 110 348 daniel.finlayson@belleproperty.com

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price September quarter 2025: \$646,000

## Comparable Properties

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.

Account - Belle Property Richmond | P: 03 9967 8899



