

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

403/174 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

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2024

to

30 Apr 2025

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

6/205 BURNLEY STREET RICHMOND VIC 3121	\$485,000	16-Apr-25
901/1 DYER STREET RICHMOND VIC 3121	\$475,000	07-Apr-25
303/9 GRIFFITHS STREET RICHMOND VIC 3121	\$500,000	14-Feb-25

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.~~

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**6/205 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

^{RS} **\$485,000** Sold Date **16-Apr-25**

Distance **0.19km**



**901/1 DYER STREET RICHMOND
VIC 3121**

1 1 1

Sold Price

^{RS} **\$475,000** Sold Date **07-Apr-25**

Distance **0.46km**



**303/9 GRIFFITHS STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$500,000 Sold Date **14-Feb-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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