Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 607/30 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$400,000

Median sale price

Median price	\$562,500	Pro	perty Type Uni	t		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	408/30 Burnley St RICHMOND 3121	\$390,000	03/04/2025
2	209/10 Burnley St RICHMOND 3121	\$400,000	20/11/2024
3	307/39 Appleton St RICHMOND 3121	\$410,000	14/11/2024

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:

29/04/2025 09:55







Property Type: Apartment Agent Comments

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

> Indicative Selling Price \$400,000 Median Unit Price March quarter 2025: \$562,500

Comparable Properties



408/30 Burnley St RICHMOND 3121 (REI)



Price: \$390,000 Method: Private Sale Date: 03/04/2025 Property Type: Apartment

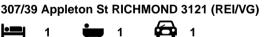
209/10 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale Date: 20/11/2024 Property Type: Apartment



Agent Comments

Agent Comments

|•==| 1 **||=** 1 **||**

Price: \$410,000 Method: Private Sale Date: 14/11/2024 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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