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	9 Gibdon Street, Burnley Vic 3121

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,477,500 Property Type House Suburb Burnley

Period - From 01/10/2020 to 30/09/2021 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	41 Leslie St RICHMOND 3121	$1,705,000	21/10/2021
2	64 Adam St BURNLEY 3121	$1,685,000	07/10/2021
3	6 Wattle Rd HAWTHORN 3122	$1,526,000	14/05/2021

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: 12/11/2021 16:21

CONSUMER AFFAIRS VICTORIA

9 Gibdon Street, Burnley Vic 3121



3 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 201 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending September 2021: $1,477,500

Comparable Properties



41 Leslie St RICHMOND 3121 (REI)

3 1 1

Price: $1,705,000
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments



64 Adam St BURNLEY 3121 (REI)

4 2 2

Price: $1,685,000
Method: Sold Before Auction
Date: 07/10/2021
Property Type: House (Res)

Agent Comments



6 Wattle Rd HAWTHORN 3122 (REI/VG)

3 1 1

Price: $1,526,000
Method: Auction Sale
Date: 14/05/2021
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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