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	62 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,391,175 Property Type House Suburb Burnley

Period - From 27/06/2022 to 26/06/2023 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	35a Mary St RICHMOND 3121	$1,185,000	10/05/2023
2	195 Burnley St RICHMOND 3121	$1,100,000	03/05/2023
3	243 Burnley St RICHMOND 3121	$1,055,000	20/06/2023

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: 27/06/2023 09:47

62 Adam Street, Burnley Vic 3121



2 1

Rooms: 3
Property Type: House (Res)
Land Size: 155 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
27/06/2022 - 26/06/2023: $1,391,175

Comparable Properties



35a Mary St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,185,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 153 sqm approx

Agent Comments



195 Burnley St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 170 sqm approx

Agent Comments



243 Burnley St RICHMOND 3121 (REI)

2 1 -

Price: $1,055,000
Method: Sold Before Auction
Date: 20/06/2023
Property Type: House

Agent Comments

Account - BigginScott | P: 03 9426 4000

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