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	201/132 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price	$615,000	~~House~~		Unit	X	Suburb	Richmond
Period - From	01/04/2019	to	30/06/2019	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	210/136 Burnley St RICHMOND 3121	$475,000	09/06/2019
2	4/11 Shamrock St ABBOTSFORD 3067	$405,000	24/05/2019
3	201/8 Grosvenor St ABBOTSFORD 3067	$395,000	05/06/2019

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

201/132 Burnley Street, Richmond Vic 3121



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
June quarter 2019: $615,000

Comparable Properties

210/136 Burnley St RICHMOND 3121 (VG)

2 - -

Agent Comments

Price: $475,000
Method: Sale
Date: 09/06/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

4/11 Shamrock St ABBOTSFORD 3067 (VG)

2 - -

Agent Comments

Price: $405,000
Method: Sale
Date: 24/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



201/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

2 1 1

Agent Comments

Price: $395,000
Method: Private Sale
Date: 05/06/2019
Rooms: 3
Property Type: Apartment

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