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	17/7 Adam Street, Burnley Vic 3121

Indicative selling price

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

Single price $525,000

Median sale price

Median price $525,500 Property Type Unit Suburb Burnley

Period - From 20/02/2023 to 19/02/2024 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	8/44 Coppin St RICHMOND 3121	$520,000	20/02/2024
2	2/504 Punt Rd SOUTH YARRA 3141	$512,000	14/12/2023
3	5/7 Bennett St RICHMOND 3121	$510,000	25/11/2023

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: 20/02/2024 11:59



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
20/02/2023 - 19/02/2024: $525,500

Comparable Properties



8/44 Coppin St RICHMOND 3121 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment

Agent Comments



2/504 Punt Rd SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $512,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment

Agent Comments



5/7 Bennett St RICHMOND 3121 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 25/11/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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