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	37 Parkville Street, Burnley Vic 3121

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,565,000 Property Type House Suburb Burnley

Period - From 01/07/2021 to 30/06/2022 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	7 Type St RICHMOND 3121	$1,345,000	15/07/2022
2	165 Coppin St RICHMOND 3121	$1,280,000	09/07/2022
3	8 Bell St RICHMOND 3121	$1,250,000	09/05/2022

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: 03/08/2022 14:44

37 Parkville Street, Burnley Vic 3121



3 1 0

Property Type: House
Land Size: 201 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
Year ending June 2022: $1,565,000

Comparable Properties



7 Type St RICHMOND 3121 (REI)

3 1 -

Price: $1,345,000
Method: Private Sale
Date: 15/07/2022
Property Type: House
Land Size: 194 sqm approx

Agent Comments



165 Coppin St RICHMOND 3121 (REI)

3 1 2

Price: $1,280,000
Method: Private Sale
Date: 09/07/2022
Property Type: House
Land Size: 222 sqm approx

Agent Comments



8 Bell St RICHMOND 3121 (REI)

3 1 -

Price: $1,250,000
Method: Sold Before Auction
Date: 09/05/2022
Property Type: House (Res)
Land Size: 222 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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