

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

7/34 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between

\$280,000

&

\$308,000

Median sale price

Median price

\$503,121

Property Type

Unit

Suburb

Burnley

Period - From

11/10/2023

to

10/10/2024

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	2/949 Punt Rd SOUTH YARRA 3141	\$285,000	10/09/2024
2	11/23 Davison St RICHMOND 3121	\$307,500	04/08/2024
3			

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:

11/10/2024 08:45



1
 1
 1

Property Type: Apartment

Land Size: 38 sqm approx

Agent Comments

Indicative Selling Price

\$280,000 - \$308,000

Median Unit Price

11/10/2023 - 10/10/2024: \$503,121

Comparable Properties



2/949 Punt Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1
 1
 1

Price: \$285,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment



11/23 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

1
 1
 1

Price: \$307,500

Method: Private Sale

Date: 04/08/2024

Property Type: Unit

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.