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	9/14 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between $750,000 & $770,000

Median sale price

Median price $842,000 Property Type Townhouse Suburb Richmond

Period - From 06/12/2023 to 05/12/2024 Source Property Data

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	6/35 Davison St RICHMOND 3121	$806,000	25/11/2024
2	5/61-63 Denham St HAWTHORN 3122	$720,000	04/11/2024
3	9/330 Johnston St ABBOTSFORD 3067	$744,000	29/08/2024

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: 06/12/2024 13:17

9/14 Burnley Street, Richmond Vic 3121



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$750,000 - $770,000
Median Townhouse Price
06/12/2023 - 05/12/2024: $842,000

Comparable Properties



6/35 Davison St RICHMOND 3121 (REI)

2 1 1

Price: $806,000
Method: Private Sale
Date: 25/11/2024
Property Type: Townhouse (Res)

Agent Comments



5/61-63 Denham St HAWTHORN 3122 (REI)

2 1 1

Price: $720,000
Method: Private Sale
Date: 04/11/2024
Property Type: Apartment

Agent Comments



9/330 Johnston St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $744,000
Method: Private Sale
Date: 29/08/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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