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	4/339 Burnley Street Richmond VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$610,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,750	Property type	Unit	Suburb	Richmond
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 6 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
104/339 Burnley Street Richmond VIC 3121	$595,000	23-Dec-20
206/339 Burnley Street Richmond VIC 3121	$625,000	17-Dec-20
504/2 Barnet Way Richmond VIC 3121	$635,000	31-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 15 April 2021

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104/339 Burnley Street Richmond VIC 3121

2 2 1

Sold Price **$595,000** Sold Date **23-Dec-20**

Distance **-**

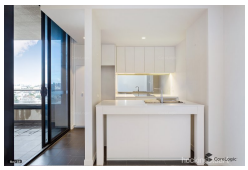


206/339 Burnley Street Richmond VIC 3121

2 2 1

Sold Price **$625,000** Sold Date **17-Dec-20**

Distance **-**



504/2 Barnet Way Richmond VIC 3121

2 1 1

Sold Price **$635,000** Sold Date **31-Oct-20**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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