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	6/339 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$657,500	Property type	Unit	Suburb	Richmond
Period-from	01 Oct 2020	to	30 Sep 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
101/386 Burnley Street Richmond VIC 3121	$650,000	14-May-21
3/86 Burnley Street Richmond VIC 3121	$660,000	12-Aug-21
510/20 Burnley Street Richmond VIC 3121	$640,000	02-Sep-21

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: 21 October 2021

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101/386 Burnley Street Richmond VIC 3121

2 1 1

Sold Price **$650,000** Sold Date **14-May-21**

Distance **0.12km**



3/86 Burnley Street Richmond VIC 3121

2 2 1

Sold Price **$660,000** Sold Date **12-Aug-21**

Distance **1.12km**



510/20 Burnley Street Richmond VIC 3121

2 2 1

Sold Price **$640,000** Sold Date **02-Sep-21**

Distance **1.38km**

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

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