



## Statement of Information

### Single Residential Property Located in the Melbourne Metropolitan Area Sections 47AF of the *Estate Agents Act 1980*

#### Property Offered For Sale

Address: 307/20 Burnley Street, Richmond VIC 3121

#### Indicative Selling Price

Single Price: \$

OR

Range Between: \$415,000 to \$455,000

#### Median Sale Price

Suburb: Richmond

Median Price: \$537,500

House/Unit: Unit

Period: From June 2016 to June 2017

Source: [www.pricerfinder.com.au](http://www.pricerfinder.com.au) (Property Data Solutions Pty Ltd)

#### Comparable Property Sales

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:	Sale Price	Sale Date
409/20 Burnley St, Richmond VIC 3121	\$445,000	Dec 2016
413/20 Burnley St, Richmond VIC 3121	\$426,500	Dec 2016
412/10 Burnley St, Richmond VIC 3121	\$412,000	Feb 2017