

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 1/30 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$590,000 House Unit X Suburb Richmond

Period - From 01/07/2016 to 30/06/2017 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	5/38 Burnley St RICHMOND 3121	\$532,000	26/05/2017
2	109/30 Burnley St RICHMOND 3121	\$531,000	26/07/2017
3	404/486 Victoria St RICHMOND 3121	\$515,000	29/07/2017

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.~~



 2
  1
  1

Rooms: 3

Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Apartment is situated at the front of the block with nice easterly facing courtyard.
Directly across the road is Victoria Gardens Shopping Centre.

Indicative Selling Price

\$519,000

Median Unit Price

Year ending June 2017: \$590,000

Comparable Properties



5/38 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$532,000

Method: Private Sale

Date: 26/05/2017

Rooms: 3

Property Type: Apartment



109/30 Burnley St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  1

Price: \$531,000

Method: Private Sale

Date: 26/07/2017

Rooms: 3

Property Type: Apartment



404/486 Victoria St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  1

Price: \$515,000

Method: Private Sale

Date: 29/07/2017

Rooms: 3

Property Type: Apartment