Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

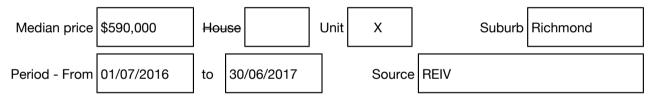
Address Including suburb and postcode 1/30 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$519,000

Median sale price



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.

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





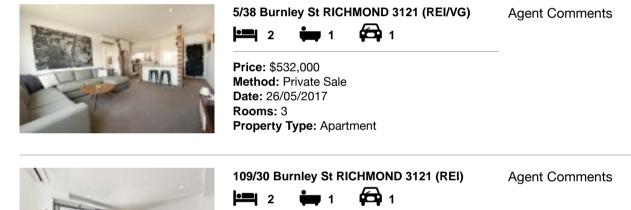
Rooms: 3 Property Type: Retirement Village Individual Flat/Unit

Agent Comments

Indicative Selling Price \$519,000 Median Unit Price Year ending June 2017: \$590,000

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

Comparable Properties





Price: \$531,000 Method: Private Sale Date: 26/07/2017 Rooms: 3 Property Type: Apartment



404/486 Victoria St RICHMOND 3121 (REI)



Agent Co

Agent Comments

Price: \$515,000 Method: Private Sale Date: 29/07/2017 Rooms: 3 Property Type: Apartment

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