

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 610/20 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$604,000 House Unit X Suburb Richmond

Period - From 01/10/2016 to 30/09/2017 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	806/8 Garfield St RICHMOND 3121	\$645,000	07/06/2017
2	174/73 River St RICHMOND 3121	\$625,000	23/05/2017
3	515/20 Burnley St RICHMOND 3121	\$611,000	21/06/2017

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 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



806/8 Garfield St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Newer development. Located closer to city.
Wrap around balcony with panoramic views.

Price: \$645,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 3

Property Type: Apartment



174/73 River St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$625,000

Method: Sale

Date: 23/05/2017

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



515/20 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$611,000

Method: Private Sale

Date: 21/06/2017

Rooms: 4

Property Type: Apartment