

## 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

187a Burnley Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,750,000

#### Median sale price

Median price \$1,275,000 House X Unit 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	4/29a Glass St RICHMOND 3121	\$1,800,000	27/03/2017
2	15a Yarra St RICHMOND 3121	\$1,750,000	28/07/2017
3	11 Shaw St RICHMOND 3121	\$1,619,000	01/04/2017

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.



3 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 189 sqm approx

**Agent Comments**

Brand New Architect Designed Home

## Comparable Properties



**4/29a Glass St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 27/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**15a Yarra St RICHMOND 3121 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 28/07/2017

**Rooms:** 5

**Property Type:** House (Res)



**11 Shaw St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,619,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 190 sqm approx