

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 150 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,277,500 House X Unit Suburb Richmond

Period - From 01/04/2017 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	1/2 Little Kent St RICHMOND 3121	\$1,090,000	08/04/2017
2	3/189 Stawell St RICHMOND 3121	\$1,055,500	25/03/2017
3	6/323 Church St RICHMOND 3121	\$1,052,000	20/05/2017

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 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2017: \$1,277,500

Comparable Properties



1/2 Little Kent St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$1,090,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 6

Property Type: Townhouse (Res)



3/189 Stawell St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 2

Price: \$1,055,500

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Townhouse (Res)



6/323 Church St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,052,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: Townhouse (Res)