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

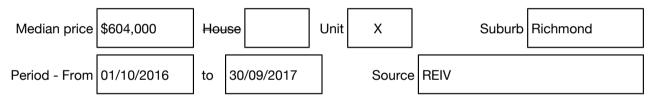
42/86 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,200,000

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		
2		
3		

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

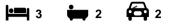
propertydata

Generated: 22/11/2017 11:34

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: Property Type: Strata Unit/Flat Agent Comments Peter Perrignon 03 9421 7100 0418 566 846 pperrignon@hockingstuart.com.au

Indicative Selling Price \$1,200,000 Median Unit Price Year ending September 2017: \$604,000

Comparable Properties

513/6 Acacia PI ABBOTSFORD 3067 (REI) 3 2 2 2 Price: \$1,150,000 Method: Auction Sale Date: 07/10/2017 Rooms: 5 Property Type: Apartment	Agent Comments This apartment is more modern however is smaller than 42/86 Burnley Street, Richmond.
24/1 Muir St HAWTHORN 3122 (REI) 3 2 1 Price: \$1,100,000 Method: Auction Sale Date: 06/07/2017 Rooms: - Property Type: Apartment	Agent Comments

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

Generated: 22/11/2017 11:34

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.

