

# 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

7/50 Gibdon Street, Burnley 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 \$1,280,000 & \$1,350,000

### Median sale price

Median price \$1,595,000 Property Type House Suburb Burnley

Period - From 02/10/2020 to 01/10/2021 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	22 Reeves Cr RICHMOND 3121	\$1,410,000	12/08/2021
2	5/98 Dover St CREMORNE 3121	\$1,330,000	21/05/2021
3	3b Little Lesney St RICHMOND 3121	\$1,315,000	17/07/2021

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.~~

This Statement of Information was prepared on: 02/10/2021 17:08



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,350,000

**Median House Price**

02/10/2020 - 01/10/2021: \$1,595,000

## Comparable Properties



**22 Reeves Cr RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 12/08/2021

**Property Type:** Townhouse (Res)



**5/98 Dover St CREMORNE 3121 (REI/VG)**

Agent Comments



**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 21/05/2021

**Property Type:** Townhouse (Single)

**Land Size:** 57 sqm approx



**3b Little Lesney St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,315,000

**Method:** Sold Before Auction

**Date:** 17/07/2021

**Property Type:** Townhouse (Res)

**Land Size:** 65 sqm approx

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