

# 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

213/28 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 \$350,000 & \$375,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Richmond

Period - From 01/01/2021 to 31/12/2021 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	212/28 Burnley St RICHMOND 3121	\$385,000	11/03/2022
2	304/28 Burnley St RICHMOND 3121	\$385,000	14/01/2022
3	209a/10 Burnley St RICHMOND 3121	\$380,000	24/02/2022

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:

06/04/2022 20:14



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

Year ending December 2021: \$680,000

## Comparable Properties



212/28 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 11/03/2022

Property Type: Apartment



304/28 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 14/01/2022

Property Type: Apartment



209a/10 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$380,000

Method: Expression of Interest

Date: 24/02/2022

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177