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

423 Burnley Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,505,000	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/1a Mcgoun St RICHMOND 3121	\$1,110,000	02/03/2022
2	1/53 Westbank Tce RICHMOND 3121	\$1,105,000	19/02/2022
3	10/2 Belgravia St RICHMOND 3121	\$1,000,000	04/06/2022

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:

15/06/2022 15:53







Rooms: 5 Property Type: Townhouse Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending March 2022: \$1,505,000

Comparable Properties

3/1a Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,110,000 Method: Sold Before Auction Date: 02/03/2022 Property Type: Townhouse (Res) Land Size: 53 sqm approx



1/53 Westbank Tce RICHMOND 3121 (REI/VG) Agent Comments



Price: \$1,105,000 Method: Auction Sale Date: 19/02/2022 Property Type: Townhouse (Res)



10/2 Belgravia St RICHMOND 3121 (REI)



Price: \$1,000,000 Method: Auction Sale Date: 04/06/2022 Property Type: Townhouse (Res) Agent Comments

Account - Biggin & Scott | P: 03 9426 4000



Propertydata

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