

# 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

2/9-11 Adam 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)

Single price \$560,000

### Median sale price

Median price \$513,000

Property Type Unit

Suburb Burnley

Period - From 01/07/2021

to 30/06/2022

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	17/33 Kensington Rd SOUTH YARRA 3141	\$571,300	07/07/2022
2	15/55 Darling St SOUTH YARRA 3141	\$545,000	16/06/2022
3	21/2 The Vaucluse RICHMOND 3121	\$529,000	23/07/2022

**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:

08/08/2022 11:06



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$560,000

**Median Unit Price**

Year ending June 2022: \$513,000

## Comparable Properties



**17/33 Kensington Rd SOUTH YARRA 3141 (REI)**

Agent Comments

2   1   1

**Price:** \$571,300

**Method:** Private Sale

**Date:** 07/07/2022

**Property Type:** Apartment



**15/55 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$545,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** Apartment



**21/2 The Vaucluse RICHMOND 3121 (REI)**

Agent Comments

2   1   1

**Price:** \$529,000

**Method:** Auction Sale

**Date:** 23/07/2022

**Property Type:** Unit

Account - Biggin & Scott | P: 03 9426 4000