

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

15 St Louis Place, Burnley Vic 3121

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,582,500 Property Type House Suburb Burnley

Period - From 01/02/2023 to 31/01/2024 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	1/51 Bendigo St RICHMOND 3121	\$950,000	19/10/2023
2	6/16 Type St RICHMOND 3121	\$945,000	23/09/2023
3	38 Buckingham St RICHMOND 3121	\$930,000	09/10/2023

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:

01/02/2024 19:35



2 1.5 1

Property Type: Townhouse (Res)

Land Size: 109 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

01/02/2023 - 31/01/2024: \$1,582,500

Comparable Properties



1/51 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Single)



6/16 Type St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$945,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)



38 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$930,000

Method: Sold Before Auction

Date: 09/10/2023

Property Type: Townhouse (Res)

Land Size: 99 sqm approx