

# 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

16/7 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)

Range between \$320,000 & \$350,000

### Median sale price\*

Median price \$346,000 Property Type Unit Suburb Burnley

Period - From 01/01/2024 to 01/07/2024 Source PDOL

### 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	12/14 Tivoli Rd SOUTH YARRA 3141	\$325,000	28/06/2024
2	113/30 Burnley St RICHMOND 3121	\$335,000	04/03/2024
3	211/71 Abinger St RICHMOND 3121	\$350,000	14/01/2024

**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: 01/07/2024 10:16

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 14 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

16/7 Adam Street, Burnley Vic 3121

Daniel Finlayson

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 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price \***

01/01/2024 - 01/07/2024: \$346,000

\* Agent calculated median based on 14 sales

This advice does not form part of this SOI \*Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 14 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

## Comparable Properties



12/14 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 28/06/2024

**Property Type:** Apartment



113/30 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Apartment



211/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 14/01/2024

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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