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	2/310 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between | $1,400,000 | & | $1,500,000

Median sale price

Median price	$1,440,000	Property Type	House	Suburb	Richmond
Period - From	01/04/2023	to	31/03/2024	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 27 Strafford St RICHMOND 3121	$1,575,000	04/05/2024
2 41 Parkville St BURNLEY 3121	$1,490,000	23/03/2024
3 1/7 Manton St RICHMOND 3121	$1,400,000	16/03/2024

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: 07/05/2024 15:42

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🛏 3   🛁 2   🚗 1

Property Type: House
Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2024: $1,440,000

Comparable Properties

27 Strafford St RICHMOND 3121 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,575,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Single)

Agent Comments

41 Parkville St BURNLEY 3121 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,490,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

1/7 Manton St RICHMOND 3121 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,400,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000