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

208/339 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	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2023	to	31/03/2024		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	103/205 Burnley St RICHMOND 3121	\$440,000	06/03/2024
2	307/339 Burnley St RICHMOND 3121	\$440,000	20/12/2023
3	306/339 Burnley St RICHMOND 3121	\$410,000	08/12/2023

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:

16/04/2024 17:00



208/339 Burnley Street, Richmond Vic 3121



Sebastian Scanlon



Property Type: Apartment

98105000 SebastianScanlon@jelliscraig.com.au

> Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending March 2024: \$601,000





103/205 Burnley St RICHMOND 3121 (REI)



Price: \$440,000 Method: Private Sale Date: 06/03/2024 Property Type: Unit

307/339 Burnley St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$440,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment

306/339 Burnley St RICHMOND 3121 (VG)

Agent Comments

Agent Comments



Price: \$410,000 Method: Sale Date: 08/12/2023 Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



Property data

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