## 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

293 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	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,425,500	Pro	operty Type	Hou	se		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	92 Madden Gr BURNLEY 3121	\$1,170,000	10/04/2025
2	258 Burnley St RICHMOND 3121	\$1,215,000	12/03/2025
3	189 Brighton St RICHMOND 3121	\$1,350,000	07/12/2024

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:

04/06/2025 11:34

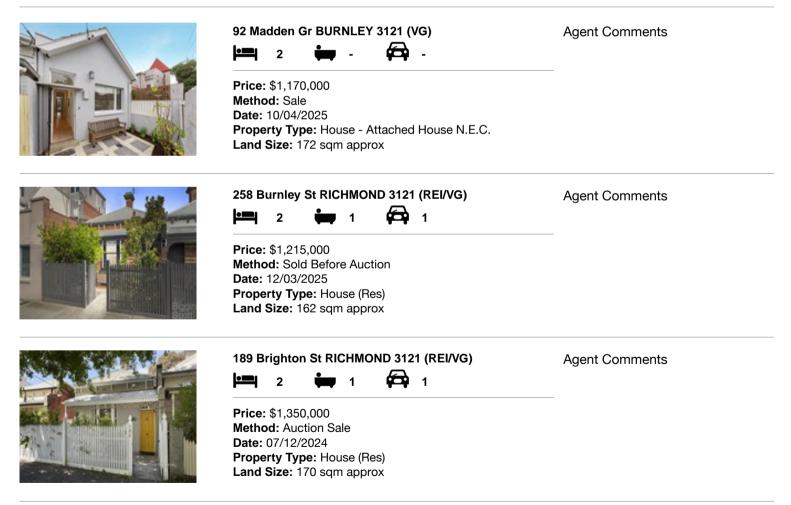






**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2025: \$1,425,500

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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