

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

2B Cherrill Street, Burnley Vic 3121

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Burnley

Period - From 08/09/2022 to 07/09/2023 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	5/11 Northcote St RICHMOND 3121	\$2,100,000	26/05/2023
2	14 Thomas St RICHMOND 3121	\$1,925,000	13/06/2023
3	1 Walnut St CREMORNE 3121	\$1,830,000	30/08/2023

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: 08/09/2023 10:45



 3
  2
  1

Property Type: House (Res)

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

08/09/2022 - 07/09/2023: \$1,280,000

Comparable Properties



5/11 Northcote St RICHMOND 3121 (VG)

Agent Comments

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Price: \$2,100,000

Method: Sale

Date: 26/05/2023

Property Type: Office (Com)

Land Size: 396 sqm approx



14 Thomas St RICHMOND 3121 (REI/VG)

Agent Comments

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  3
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Price: \$1,925,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Single)

Land Size: 136 sqm approx

1 Walnut St CREMORNE 3121 (REI)

Agent Comments

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  2
  1

Price: \$1,830,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Townhouse (Res)