

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

31 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,305,000

Property Type

House

Suburb

Burnley

Period - From

12/03/2023

to

11/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	29 Durham St RICHMOND 3121	\$1,350,000	26/02/2024
2	1 Fordham Ct RICHMOND 3121	\$1,295,000	23/02/2024
3	447 Punt Rd CREMORNE 3121	\$1,210,000	28/10/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/03/2024 15:39



**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 218 sqm approx  
Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

12/03/2023 - 11/03/2024: \$1,305,000

## Comparable Properties



29 Durham St RICHMOND 3121 (REI)

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** House  
**Land Size:** 243 sqm approx



1 Fordham Ct RICHMOND 3121 (REI)

Agent Comments



**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** House  
**Land Size:** 180 sqm approx



447 Punt Rd CREMORNE 3121 (REI/VG)

Agent Comments



**Price:** \$1,210,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 174 sqm approx