

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

318 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,420,000 & \$1,560,000

Median sale price

Median price \$1,422,500 Property Type House Suburb Richmond

Period - From 01/01/2023 to 31/12/2023 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	44 Fraser St RICHMOND 3121	\$1,550,000	06/12/2023
2	95 York St RICHMOND 3121	\$1,730,000	28/02/2024
3	145 Buckingham St RICHMOND 3121	\$2,120,000	13/03/2024

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:

26/03/2024 10:43



 6
  1
  1

Rooms: 8

Property Type: House

Land Size: 301.82 sqm approx

Agent Comments

Property has plans and permit to construct 2 townhouses on the site

Indicative Selling Price

\$1,420,000 - \$1,560,000

Median House Price

Year ending December 2023: \$1,422,500

Comparable Properties



44 Fraser St RICHMOND 3121 (REI)

 3
  1
  2

Price: \$1,550,000

Method:

Date: 06/12/2023

Property Type: House

Agent Comments

Land size: 300m2 approx With plans and permit to construct 2 townhouses on the site



95 York St RICHMOND 3121 (REI)

 4
  1
  3

Price: \$1,730,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Agent Comments

Land size: 364m2 approx



145 Buckingham St RICHMOND 3121 (REI)

 3
  2
  2

Price: \$2,120,000

Method: Private Sale

Date: 13/03/2024

Property Type: House

Land Size: 445 sqm approx

Agent Comments

Land size: 445m2 approx

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