## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,420,000		&		\$1,560,000			
Median sale p	rice							
Median price	\$1,422,500	Pro	operty Type	Hou	ISE		Suburb	Richmond
Period - From	01/01/2023	to	31/12/2023		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	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

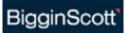
OR

**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









Rooms: 8 Property Type: House Land Size: 301.82 sqm approx

Agent Comments

**Indicative Selling Price** \$1,420,000 - \$1,560,000 Median House Price Year ending December 2023: \$1,422,500

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

# **Comparable Properties**



44 Fraser St RICHMOND 3121 (REI) •**•** 3 **à** 2

Price: \$1,550,000 Method: Date: 06/12/2023 Property Type: House Agent Comments

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



95 York St RICHMOND 3121 (REI) **6** 3

4

Price: \$1,730,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: House (Res)

Agent Comments Land size: 364m2 approx



2 2 •**•** 3 Price: \$2,120,000

145 Buckingham St RICHMOND 3121 (REI)

Method: Private Sale Date: 13/03/2024 Property Type: House Land Size: 445 sqm approx Agent Comments Land size: 445m2 approx

Account - BigginScott | P: 03 9426 4000



propertydata

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