

# 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

501/174 Burnley Street, Richmond 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 \$400,000 & \$440,000

### Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 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.

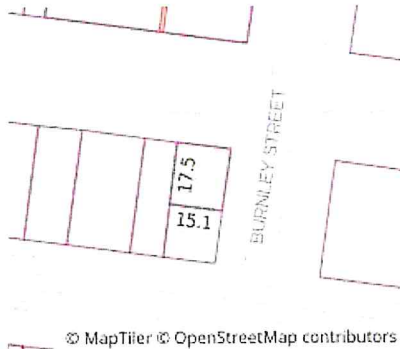
	Address of comparable property	Price	Date of sale
1	46/73 River St RICHMOND 3121	\$450,000	05/11/2023
2	516/33 Judd St RICHMOND 3121	\$445,000	23/09/2023
3	608/10 Burnley St RICHMOND 3121	\$435,000	27/10/2023

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:

13/03/2024 11:15



**Property Type:**  
Agent Comments

**Indicative Selling Price:**  
\$400,000 - \$440,000  
**Median Unit Price:**  
December quarter 2023: \$653,000

## Comparable Properties



**46/73 River St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 05/11/2023  
**Property Type:** Unit



**516/33 Judd St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 23/09/2023  
**Property Type:** Apartment



**608/10 Burnley St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153