

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 504/174 Burnley Street, Burnley Vic 3121

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Burnley

Period - From 15/03/2023 to 14/03/2024 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	29/86 Burnley St RICHMOND 3121	\$375,700	14/02/2024
2	505/120 Palmer St RICHMOND 3121	\$352,000	06/03/2024
3	211/71 Abinger St RICHMOND 3121	\$350,000	14/01/2024

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: 15/03/2024 15:58

504/174 Burnley Street, Burnley Vic 3121

WHITEFOX

Ari Barshashet
0424717391
ari@whitefoxrealestate.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
15/03/2023 - 14/03/2024: \$526,000

Comparable Properties



29/86 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$375,700
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment



505/120 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$352,000
Method: Private Sale
Date: 06/03/2024
Property Type: Apartment



211/71 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 14/01/2024
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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