

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

603/8 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$780,000 & \$840,000

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	704/8 Garfield St RICHMOND 3121	\$820,000	11/12/2023
2	7/25 River St RICHMOND 3121	\$800,000	04/12/2023
3	1105/33 Judd St RICHMOND 3121	\$785,000	19/08/2023

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:

23/01/2024 19:08

603/8 Burnley Street, Richmond Vic 3121



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
December quarter 2023: \$653,000

Comparable Properties



704/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 11/12/2023
Property Type: Unit



7/25 River St RICHMOND 3121 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment



1105/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 19/08/2023
Property Type: Apartment

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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