

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

62 Gibdon Street, Burnley Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Burnley

Period - From 18/12/2022 to 17/12/2023 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 | 185 Dover St CREMORNE 3121 | \$1,200,000 | 27/10/2023 |
| 2 | 1 Shaw St RICHMOND 3121 | \$1,185,000 | 02/09/2023 |
| 3 | 340 Burnley St RICHMOND 3121 | \$1,185,000 | 23/09/2023 |

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: 18/12/2023 09:34



 2
  1
  1

Rooms: 4

Property Type: House (Res)

Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

18/12/2022 - 17/12/2023: \$1,305,000

Comparable Properties



185 Dover St CREMORNE 3121 (REI)

Agent Comments

 2
  1
  4

Price: \$1,200,000

Method: Private Sale

Date: 27/10/2023

Property Type: House

Land Size: 301 sqm approx



1 Shaw St RICHMOND 3121 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,185,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 234 sqm approx



340 Burnley St RICHMOND 3121 (REI)

Agent Comments

 2
  1
  1

Price: \$1,185,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House

Land Size: 219 sqm approx

Account - BigginScott | P: 03 9426 4000