

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

9/14 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$800,000 Property Type Townhouse Suburb Richmond

Period - From 10/11/2022 to 09/11/2023 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	4/4 Little Buckingham St RICHMOND 3121	\$847,000	17/05/2023
2	3/38 Stafford St ABBOTSFORD 3067	\$850,000	06/09/2023
3	53/84 Trenerry Cr ABBOTSFORD 3067	\$855,000	11/10/2023

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:

10/11/2023 12:42

Daniel Atsis
03 9967 8899
0408 556 927

daniel.atsis@belleproperty.com

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

10/11/2022 - 09/11/2023: \$800,000



Rooms: 3

Property Type: Townhouse

Agent Comments

Comparable Properties



4/4 Little Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$847,000

Method: Sold Before Auction

Date: 17/05/2023

Property Type: Townhouse (Res)



3/38 Stafford St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 06/09/2023

Property Type: Townhouse (Res)



53/84 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 11/10/2023

Property Type: Townhouse (Single)

Account - Belle Property Richmond | P: 03 9967 8899