### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	9 Gibdon Street, Burnley Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

#### Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Burnley
Period - From	03/06/2024	to	02/06/2025		Source	Property	/ Data

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	134 Coppin St RICHMOND 3121	\$2,010,000	29/03/2025
2	65 Charles St RICHMOND 3121	\$2,420,000	15/12/2024
3			

#### OR

В\* 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:	03/06/2025 15:01
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**Property Type:** House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 03/06/2024 - 02/06/2025: \$1,150,000

## Comparable Properties



134 Coppin St RICHMOND 3121 (REI/VG)

3

2

**a** .

**Price:** \$2,010,000 **Method:** Auction Sale **Date:** 29/03/2025

**Property Type:** House (Res) **Land Size:** 151 sqm approx

**Agent Comments** 



65 Charles St RICHMOND 3121 (REI/VG)

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**Agent Comments** 

Price: \$2,420,000 Method: Private Sale Date: 15/12/2024 Property Type: House Land Size: 206 sqm approx

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.

Account - Jellis Craig | P: 03 9864 5000





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