

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

401/10 BURNLEY STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

Property type

Unit

Suburb

Richmond

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

2/86 BURNLEY STREET RICHMOND VIC 3121	\$397,500	28-Sep-22
113/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$365,000	15-Nov-22
413/20 BURNLEY STREET RICHMOND VIC 3121	\$420,000	13-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 08 March 2023

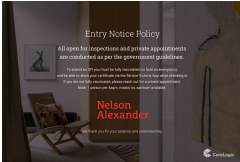
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 E l.taylor@motionproperty.com.au



2/86 BURNLEY STREET RICHMOND VIC 3121 Sold Price **\$397,500** Sold Date **28-Sep-22**

 1  1  1

Distance **0.25km**



113/11 SHAMROCK STREET ABBOTSFORD VIC 3067 Sold Price **\$365,000** Sold Date **15-Nov-22**

 1  1  1

Distance **0.25km**



413/20 BURNLEY STREET RICHMOND VIC 3121 Sold Price ^{RS} **\$420,000** Sold Date **13-Feb-23**

 1  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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