



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
6/249 Burnley Street,  
RICHMOND

1  1  1  1 

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$270,000 - \$297,000**



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# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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 6/249 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$297,000

### Median sale price

Median price \$593,500 Property Type Unit Suburb Richmond

Period - From 03/03/2019 to 02/03/2020 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	16/72 Baker St RICHMOND 3121	\$316,000	07/09/2019
2	11/47 Davison St RICHMOND 3121	\$310,000	23/11/2019
3	10/4 Mcgrath Ct RICHMOND 3121	\$295,000	01/10/2019

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: 03/03/2020 13:57



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/72 Baker St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$316,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 2

**Property Type:** Apartment



**11/47 Davison St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Rooms:** 2

**Property Type:** Apartment



**10/4 Mcgrath Ct RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$295,000

**Method:** Sale by Tender

**Date:** 01/10/2019

**Rooms:** 2

**Property Type:** Apartment