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## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**208/20 Burnley Street, Richmond, VIC 3121**

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### INDICATIVE SELLING PRICE

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

**Single Price \$400,000**

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### MEDIAN SALE PRICE

**Median price \$563,750 | House | Richmond (3121)**

**Period - From 11 November 2016 to 10 November 2017 | Source -  
[www.yourinvestmentpropertymag.com.au/top-subu](http://www.yourinvestmentpropertymag.com.au/top-subu)**

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### COMPARABLE PROPERTY SALES

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
<b>607/20 BURNLEY ST, RICHMOND VIC 3121</b>	<b>\$418,000</b>	<b>06/10/2017</b>
<b>409/30 BURNLEY ST, RICHMOND VIC 3121</b>	<b>\$398,000</b>	<b>11/08/2017</b>
<b>208/10 BURNLEY ST, RICHMOND VIC 3121</b>	<b>\$380,000</b>	<b>08/08/2017</b>

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Pagan Real Estate - (03) 9375 3377**  
**8 Mt Alexander Road, Travancore 3032**