



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

417/20 Burnley Street, RICHMOND, 3121

Indicative selling price

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

Single Price

or range between

\$550,000

&

\$600,000

Median sale price

Median price

\$627,500

Property type

Unit

Suburb

RICHMOND, 3121

Period from

31/01/2017

to

11/10/2017

Source

realestate.com.au

Comparable property sale

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

Ruby Apartments, Unit 515, 20 Burnley Street, RICHMOND, 3121 Victoria

\$611,000

21/06/2017

Ruby Apartments, Unit 405, 20 Burnley Street, RICHMOND, 3121 Victoria

\$545,000

25/05/2017

Unit 611, 10 Burnley Street, RICHMOND, 3121 Victoria

\$540,000

16/07/2017