

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

5/38 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$598,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2024

to 31/03/2025

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	6/29 Church St ABBOTSFORD 3067	\$510,000	27/03/2025
2	9/30 Davison St RICHMOND 3121	\$515,000	04/03/2025
3	10/35 Hill St HAWTHORN 3122	\$536,000	01/03/2025

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:

14/04/2025 09:15

5/38 Burnley Street, Richmond Vic 3121



Alex Noutsos
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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2025: \$598,500

Comparable Properties



6/29 Church St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment



9/30 Davison St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment



10/35 Hill St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$536,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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