

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

16/52 Baker Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2021

to

30/09/2021

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	3/11 Brougham St RICHMOND 3121	\$360,000	13/10/2021
2	6/182 Mary St RICHMOND 3121	\$350,000	27/06/2021
3	23/160 Coppin St RICHMOND 3121	\$340,000	26/08/2021

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:

26/10/2021 09:17



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



3/11 Brougham St RICHMOND 3121 (REI)

Agent Comments



Price: \$360,000

Method: Sold Before Auction

Date: 13/10/2021

Property Type: Apartment



6/182 Mary St RICHMOND 3121 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 27/06/2021

Property Type: Apartment



23/160 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 26/08/2021

Property Type: Apartment