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	of this price see co	onsumer.vic.gov.au/underquot	ing

Single price \$350,000

Median sale price

Median price	\$670,000	Pro	perty Type Unit	:	Suburb	Richmond
Period - From	01/07/2021	to	30/09/2021	Sourc	e 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.

Add	dress 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 Chris Burne 03 9421 1173 0412 310 535 chrisburne@burneproperty.com.au

Indicative Selling Price \$350,000 Median Unit Price September quarter 2021: \$670,000

Comparable Properties



Price: \$360,000

3/11 Brougham St RICHMOND 3121 (REI)

Method: Sold Before Auction Date: 13/10/2021 Property Type: Apartment

6/182 Mary St RICHMOND 3121 (REI)

Agent Comments

Agent Comments





Price: \$350,000 Method: Private Sale Date: 27/06/2021 Property Type: Apartment

23/16 Price Meth Date:

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



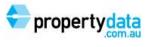
Agent

Agent Comments

Price: \$340,000 Method: Private Sale Date: 26/08/2021 Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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