## 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

66a Baker Street, Richmond Vic 3121

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$960,000		&		\$1,050,000				
Median sale p	rice								
Median price	\$740,000	Pro	operty Type	Tow	nhouse		Suburb	Richmond	
Period - From	10/11/2020	to	09/11/2021		So	urce	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	31 Rose St RICHMOND 3121	\$1,040,000	06/08/2021
2	7/16 Type St RICHMOND 3121	\$981,000	06/10/2021
3	12/85 Nicholson St ABBOTSFORD 3067	\$975,000	07/08/2021

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:

10/11/2021 09:14









Rooms: 3 Property Type: Townhouse (Single) Land Size: 137 sqm approx Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$960,000 - \$1,050,000 Median Townhouse Price 10/11/2020 - 09/11/2021: \$740,000

# **Comparable Properties**



31 Rose St RICHMOND 3121 (REI/VG)



Price: \$1,040,000 Method: Sold Before Auction Date: 06/08/2021 Property Type: Townhouse (Res) Land Size: 68 sqm approx

7/16 Type St RICHMOND 3121 (REI)

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Price: \$981,000 Method: Auction Sale Date: 06/10/2021 Property Type: Townhouse (Res)

12/85 Nicholson St ABBOTSFORD 3067 (REI/VG) 2 2 2 1

Agent Comments



Price: \$975,000 Method: Sold Before Auction Date: 07/08/2021 Property Type: Townhouse (Res)

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



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Agent Comments

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