

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$740,000 Property Type Townhouse Suburb Richmond

Period - From 10/11/2020 to 09/11/2021 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	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

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



2   3   2

**Rooms:** 3  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 137 sqm approx  
Agent Comments

## Comparable Properties



**31 Rose St RICHMOND 3121 (REI/VG)**

Agent Comments

2   1   1

**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)**

Agent Comments

2   1   1

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



**12/85 Nicholson St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2   2   1

**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