

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	3/7 Baker Street, Richmond Vic 3121
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Indicative selling price

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

Range between	\$300,000	&	\$329,000
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Median sale price

Median price	\$611,000	House		Unit	X	Suburb	Richmond
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

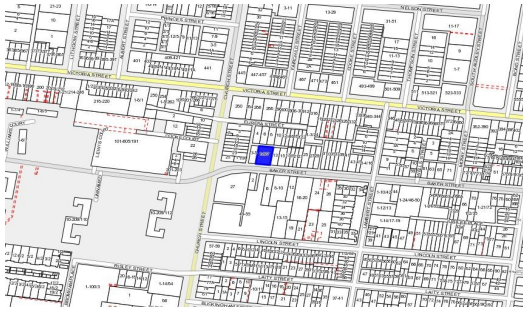
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$300,000 - \$329,000

Median Unit Price

Year ending September 2018: \$611,000

Comparable Properties

206/8 Grosvenor St ABBOTSFORD 3067 (VG) Agent Comments



Price: \$330,000

Method: Sale

Date: 23/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

4/44 Coppin St RICHMOND 3121 (REI) Agent Comments



Price: \$315,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment

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.