

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

19/72 Baker Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Richmond

Period - From

01/07/2023

to

30/09/2023

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	8/96 York St RICHMOND 3121	\$320,000	13/10/2023
2	20/65 Richmond Tce RICHMOND 3121	\$320,000	30/10/2023
3	7/65 Elizabeth St RICHMOND 3121	\$300,000	06/07/2023

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:

16/11/2023 11:06

19/72 Baker Street, Richmond Vic 3121

Ken Griffith

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Indicative Selling Price

\$299,000

Median Unit Price

September quarter 2023: \$597,500



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



8/96 York St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment



20/65 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 30/10/2023

Property Type: Apartment



7/65 Elizabeth St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000

Method: Private Sale

Date: 06/07/2023

Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899