

# 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

3/7-9 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 \$320,000 & \$340,000

### Median sale price

Median price \$602,000

Property Type Unit

Suburb Richmond

Period - From 19/04/2020

to 18/04/2021

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	7/202 Lennox St RICHMOND 3121	\$325,000	22/12/2020
2	13/7 Adam St BURNLEY 3121	\$335,000	29/10/2020
3	10/70 Lyndhurst St RICHMOND 3121	\$338,000	22/12/2020

**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:

19/04/2021 14:59

Luke Penny

0394217100

0439 772 789

luke.penny@belleproperty.com

**Indicative Selling Price**

\$320,000 - \$340,000

**Median Unit Price**

19/04/2020 - 18/04/2021: \$602,000



1 1 1

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties



**7/202 Lennox St RICHMOND 3121 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Apartment



**13/7 Adam St BURNLEY 3121 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 29/10/2020

**Property Type:** Apartment



**10/70 Lyndhurst St RICHMOND 3121 (VG)**

Agent Comments

1 - -

**Price:** \$338,000

**Method:** Sale

**Date:** 22/12/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit