Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/7-9 Baker Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$320,000		&		\$340,000			
Median sale p	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	19/04/2020	to	18/04/2021		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.

Ade	dress 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



3/7-9 Baker Street, Richmond Vic 3121





Rooms: 2 Property Type: Apartment Land Size: 0 sqm approx Agent Comments 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

Comparable Properties



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



Price: \$325,000 Method: Private Sale Date: 22/12/2020 Property Type: Apartment

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

Agent Comments

Agent Comments



Price: \$335,000 Method: Private Sale Date: 29/10/2020 Property Type: Apartment

10/70 Lyndhurst St RICHMOND 3121 (VG)



Agent Comments



Price: \$338,000 Method: Sale Date: 22/12/2020 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.