# 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

15/52 Baker Street, Richmond Vic 3121

## Indicative selling price

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

Range between | $440,000 | & | $480,000

## Median sale price

| Median price | $625,000 | Property Type | Unit | Suburb | Richmond |
|---|---|---|---|---|---|
| Period - From | 17/05/2020 | to | 16/05/2021 | 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 | 11/2-4 Bendigo St RICHMOND 3121 | $450,000 | 20/02/2021 |
| 2 | 217/3 Hoddle St COLLINGWOOD 3066 | $465,000 | 01/04/2021 |
| 3 | 1/30 Abbotsford St ABBOTSFORD 3067 | $476,000 | 15/05/2021 |

**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: | 17/05/2021 16:42

**CONSUMER AFFAIRS VICTORIA**

# 15/52 Baker Street, Richmond Vic 3121

Peter Perrignon
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**Indicative Selling Price**
$440,000 - $480,000
**Median Unit Price**
17/05/2020 - 16/05/2021: $625,000



🛏 1    🛁 1    🚗 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

# Comparable Properties



### 11/2-4 Bendigo St RICHMOND 3121 (REI)

🛏 1    🛁 1    🚗 1

**Price:** $450,000
**Method:** Auction Sale
**Date:** 20/02/2021
**Property Type:** Apartment

Agent Comments



### 217/3 Hoddle St COLLINGWOOD 3066 (REI)

🛏 1    🛁 1    🚗 -

**Price:** $465,000
**Method:** Private Sale
**Date:** 01/04/2021
**Property Type:** Apartment
**Land Size:** 1 sqm approx

Agent Comments



### 1/30 Abbotsford St ABBOTSFORD 3067 (REI)

🛏 1    🛁 1    🚗 1

**Price:** $476,000
**Method:** Auction Sale
**Date:** 15/05/2021
**Property Type:** Apartment

Agent Comments

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