



## 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 1/52 Baker Street, Richmond, 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### Comparable property sales

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
7/197 Lennox St RICHMOND 3121	\$355,000.00	4/05/2023
111/253 Bridge Rd RICHMOND 3121	\$350,000.00	18/04/2023
10/90 Gardner St RICHMOND 3121	\$350,000.00	16/03/2023

This Statement of Information was prepared on: