

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

2/52 Baker Street, Richmond Vic 3121

Indicative selling price

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

Range between \$320,000

&

\$352,000

Median sale price

Median price \$570,500

Property Type Unit

Suburb Richmond

Period - From 01/07/2020

to

30/09/2020

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	9/52 Baker St RICHMOND 3121	\$355,000	01/06/2020
2	16/72 Baker St RICHMOND 3121	\$335,000	07/04/2020
3	7/202 Lennox St RICHMOND 3121	\$325,000	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:

14/01/2021 11:50



Property Type: Apartment

Agent Comments

Comparable Properties



9/52 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 01/06/2020

Property Type: Apartment



16/72 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$335,000

Method: Sale by Tender

Date: 07/04/2020

Rooms: 2

Property Type: Apartment



7/202 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment