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 betweer	\$320,000		&		\$352,000					
Median sale p	rice									
Median price	\$570,500	Pro	operty Type	Unit			Suburb	Richmond		
Period - From	01/07/2020	to	30/09/2020		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.

Ado	dress 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

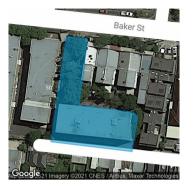
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/01/2021 11:50









Property Type: Apartment Agent Comments Michael Burne 03 9421 1173 0417 055 223 michaelburne@burneproperty.com.au

> Indicative Selling Price \$320,000 - \$352,000 Median Unit Price September quarter 2020: \$570,500

Comparable Properties



9/52 Baker St RICHMOND 3121 (REI)



Price: \$355,000 Method: Private Sale Date: 01/06/2020 Property Type: Apartment Agent Comments

Agent Comments



Price: \$335,000 Method: Sale by Tender Date: 07/04/2020 Rooms: 2

Property Type: Apartment

1



7/202 Lennox St RICHMOND 3121 (REI)

16/72 Baker St RICHMOND 3121 (REI)

1



Agent Comments

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

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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.