

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 8/42 Baker Street, Richmond Vic 3121

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Richmond

Period - From 01/01/2021 to 31/03/2021 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	5/7 Davison St RICHMOND 3121	\$469,999	09/05/2021
2	5/82 Buckingham St RICHMOND 3121	\$500,000	28/01/2021
3	7/47 Davison St RICHMOND 3121	\$449,000	27/12/2020

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: 07/07/2021 15:26



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
March quarter 2021: \$675,000

Comparable Properties



5/7 Davison St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$469,999
Method: Sale
Date: 09/05/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



5/82 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments

2 1 1

Price: \$500,000
Method: Sold Before Auction
Date: 28/01/2021
Property Type: Apartment



7/47 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$449,000
Method: Private Sale
Date: 27/12/2020
Rooms: 3
Property Type: Apartment