

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

Single price \$439,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2021

to 30/06/2021

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	11/6 Adam St BURNLEY 3121	\$450,000	30/06/2021
2	11/52 Baker St RICHMOND 3121	\$444,000	14/07/2021
3	507/2 Mcgoun St RICHMOND 3121	\$385,000	05/08/2021

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:

13/10/2021 09:56



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$439,000

Median Unit Price

June quarter 2021: \$710,000

Comparable Properties



11/6 Adam St BURNLEY 3121 (REI/VG)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 30/06/2021

Property Type: Apartment



11/52 Baker St RICHMOND 3121 (VG)

Agent Comments

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Price: \$444,000

Method: Sale

Date: 14/07/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



507/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 05/08/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177