

# 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

21/46 Baker Street, Richmond Vic 3121

### Indicative selling price

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

Range between \$480,000 & \$520,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Richmond

Period - From 01/10/2020 to 30/09/2021 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	15/52 Baker St RICHMOND 3121	\$510,000	22/06/2021
2	14/108 Mary St RICHMOND 3121	\$505,000	13/07/2021
3	5/21 Somerset St RICHMOND 3121	\$485,000	11/10/2021

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: 10/11/2021 11:25



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending September 2021: \$670,000

## Comparable Properties



**15/52 Baker St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 22/06/2021

**Property Type:** Apartment



**14/108 Mary St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 13/07/2021

**Property Type:** Apartment



**5/21 Somerset St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 11/10/2021

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9429 9177