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<br>Including suburb and postcode | 73 Baker Street, Richmond Vic 3121 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $1,450,000 Property Type House Suburb Richmond

Period - From 01/10/2022 to 31/12/2022 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 | 55 Egan St RICHMOND 3121 | $900,000 | 14/11/2022 |
| 2 | 114 Lennox St RICHMOND 3121 | $915,000 | 05/11/2022 |
| 3 | 39 Clifton St RICHMOND 3121 | $1,000,000 | 30/12/2022 |

**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: 05/04/2023 12:37

# 73 Baker Street, Richmond Vic 3121

Daniel Atsis
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2 1 1

**Rooms:** 3
**Property Type:** House
**Land Size:** 147 sqm approx

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
December quarter 2022: $1,450,000

## Comparable Properties



**55 Egan St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $900,000
**Method:** Sold Before Auction
**Date:** 14/11/2022
**Property Type:** House (Res)
**Land Size:** 174 sqm approx

Agent Comments



**114 Lennox St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $915,000
**Method:** Auction Sale
**Date:** 05/11/2022
**Property Type:** House
**Land Size:** 114 sqm approx

Agent Comments



**39 Clifton St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,000,000
**Method:** Private Sale
**Date:** 30/12/2022
**Property Type:** House
**Land Size:** 108 sqm approx

Agent Comments



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