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	8/52 Baker Street, Richmond Vic 3121

Indicative selling price

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

Range between $490,000 & $535,000

Median sale price

Median price $608,500 Property Type Unit Suburb Richmond

Period - From 01/04/2023 to 30/06/2023 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	7/82 Buckingham St RICHMOND 3121	$500,000	26/04/2023
2	504/30 Burnley St RICHMOND 3121	$517,500	20/06/2023
3	107/253 Bridge Rd RICHMOND 3121	$545,000	20/04/2023

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: 20/09/2023 10:23

8/52 Baker Street, Richmond Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$490,000 - $535,000
Median Unit Price
June quarter 2023: $608,500

Comparable Properties



7/82 Buckingham St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $500,000
Method: Sold Before Auction
Date: 26/04/2023
Property Type: Unit



504/30 Burnley St RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $517,500
Method: Private Sale
Date: 20/06/2023
Property Type: Apartment



107/253 Bridge Rd RICHMOND 3121 (REI/VG)

2 1 1

Agent Comments

Price: $545,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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