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: $419,000

Median sale price

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

Period - From: 01/07/2021 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	11/6 Adam St BURNLEY 3121	$450,000	30/06/2021
2	11/52 Baker St RICHMOND 3121	$444,000	14/07/2021
3			

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: 03/12/2021 16:08

8/42 Baker Street, Richmond Vic 3121



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$419,000
Median Unit Price
September quarter 2021: $670,000

Comparable Properties



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

2 1 1

Price: $450,000
Method: Private Sale
Date: 30/06/2021
Property Type: Apartment

Agent Comments



11/52 Baker St RICHMOND 3121 (VG)

2 - -

Price: $444,000
Method: Sale
Date: 14/07/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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.

Account - Biggin & Scott | P: 03 9429 9177

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