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	9/42 Baker Street, Richmond Vic 3121

Indicative selling price

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

Range between $410,000 & $440,000

Median sale price

Median price $636,000 Property Type Unit Suburb Richmond

Period - From 01/01/2022 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	1/141 Hoddle St RICHMOND 3121	$480,000	18/01/2023
2	6/82 Madden Gr BURNLEY 3121	$460,000	25/01/2023
3	403/47 Murphy St RICHMOND 3121	$450,000	29/11/2022

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: 14/03/2023 15:59

9/42 Baker Street, Richmond Vic 3121



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$410,000 - $440,000
Median Unit Price
Year ending December 2022: $636,000

Comparable Properties



1/141 Hoddle St RICHMOND 3121 (REI)

2 1 -

Price: $480,000
Method: Private Sale
Date: 18/01/2023
Property Type: Apartment

Agent Comments



6/82 Madden Gr BURNLEY 3121 (VG)

2 - -

Price: $460,000
Method: Sale
Date: 25/01/2023
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

403/47 Murphy St RICHMOND 3121 (VG)

2 - -

Price: $450,000
Method: Sale
Date: 29/11/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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