

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

12/72 Baker Street, Richmond Vic 3121

Indicative selling price

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

Range between \$275,000 & \$300,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Richmond

Period - From 11/01/2023 to 10/01/2024 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	19/72 Baker St RICHMOND 3121	\$296,500	01/12/2023
2	23/81 Edinburgh St RICHMOND 3121	\$299,950	01/11/2023
3	9/5-7 Princes St ABBOTSFORD 3067	\$280,000	18/11/2023

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:

11/01/2024 17:11



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000 - \$300,000

Median Unit Price

11/01/2023 - 10/01/2024: \$535,000

Comparable Properties

19/72 Baker St RICHMOND 3121 (REI)

Agent Comments

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Price: \$296,500

Method:

Date: 01/12/2023

Property Type: Apartment



23/81 Edinburgh St RICHMOND 3121 (REI)

Agent Comments

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Price: \$299,950

Method: Private Sale

Date: 01/11/2023

Property Type: Apartment



9/5-7 Princes St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$280,000

Method: Private Sale

Date: 18/11/2023

Property Type: Unit

Account - BigginScott | P: 03 9426 4000