

# 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

62 Baker Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,502,500 Property Type House 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	71 Erin St RICHMOND 3121	\$1,215,000	15/07/2023
2	8 Hodgson Tce RICHMOND 3121	\$1,115,000	13/05/2023
3	11 Church St ABBOTSFORD 3067	\$1,100,000	12/08/2023

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:

16/08/2023 16:46



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 142 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 June quarter 2023: \$1,502,500

## Comparable Properties

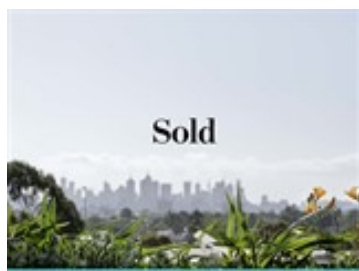


71 Erin St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)



8 Hodgson Tce RICHMOND 3121 (REI/VG)

Agent Comments

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**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 13/05/2023  
**Property Type:** House  
**Land Size:** 140 sqm approx



11 Church St ABBOTSFORD 3067 (REI)

Agent Comments

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**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** House (Res)  
**Land Size:** 185 sqm approx

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