

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address

41 Baker Street, Richmond

Including suburb or locality and postcode

VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*delete single price or range as applicable)

Single price \$ or range between \$ 1,300,000 & \$ 1,400,000

Median sale price

(*Select house or unit as applicable)

Median price \$ 1,482,500

*House

*Unit

Suburb or locality

Richmond 3121

Period - from

January 2017

to

March 2017

Source

REIV

Comparable property sales

(*Select A or B as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(*Delete as applicable)

Address of comparable property

Price

Date of Sale

	Address of comparable property	Price	Date of Sale
1	<input type="text"/>	\$ <input type="text"/>	<input type="text"/>
2	<input type="text"/>	\$ <input type="text"/>	<input type="text"/>
3	<input type="text"/>	\$ <input type="text"/>	<input type="text"/>

OR

B* **Either** 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.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Richmond

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biggin-scott.com.au