### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	7/36 Egan Street, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$610,750	Pro	perty Type U	nit		Suburb	Richmond
Period - From	01/04/2020	to	31/03/2021	So	ource	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	4/7 Bennett St RICHMOND 3121	\$377,500	23/01/2021

2	1/201 Punt Rd RICHMOND 3121	\$350,000	31/01/2021
3	2/52 Baker St RICHMOND 3121	\$345,000	06/02/2021

#### 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:	20/04/2021 08:49







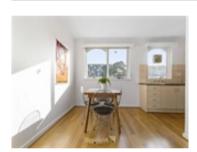


Rooms: 2

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$330,000 - \$360,000 **Median Unit Price** Year ending March 2021: \$610,750

# Comparable Properties

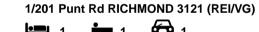


4/7 Bennett St RICHMOND 3121 (REI/VG)

Price: \$377,500 Method: Private Sale Date: 23/01/2021

Property Type: Apartment

Agent Comments





Price: \$350,000 Method: Private Sale Date: 31/01/2021

Property Type: Apartment

**Agent Comments** 



2/52 Baker St RICHMOND 3121 (REI)



Price: \$345,000

Method: Sold Before Auction

Date: 06/02/2021 Rooms: 4

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177



