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<br>Including suburb and postcode | 7/36 Egan Street, Richmond Vic 3121 |

## Indicative selling price

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

Single price $360,000

## Median sale price

Median price $666,250 Property Type Unit Suburb Richmond

Period - From 01/07/2020 to 30/06/2021 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 | 5/51-53 Somerset St RICHMOND 3121 | $370,000 | 03/05/2021 |
| 2 | 6/182 Mary St RICHMOND 3121 | $350,000 | 27/06/2021 |
| 3 | 3/70 Lyndhurst St RICHMOND 3121 | $330,000 | 24/04/2021 |

**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: 17/08/2021 09:05

# 7/36 Egan Street, Richmond Vic 3121



1 1 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$360,000
**Median Unit Price**
Year ending June 2021: $666,250

## Comparable Properties



**5/51-53 Somerset St RICHMOND 3121 (REI)**

1 1 1

**Price:** $370,000
**Method:** Sold Before Auction
**Date:** 03/05/2021
**Property Type:** Apartment

Agent Comments



**6/182 Mary St RICHMOND 3121 (REI)**

1 1 1

**Price:** $350,000
**Method:** Private Sale
**Date:** 27/06/2021
**Property Type:** Apartment

Agent Comments



**3/70 Lyndhurst St RICHMOND 3121 (REI/VG)**

1 1 1

**Price:** $330,000
**Method:** Private Sale
**Date:** 24/04/2021
**Property Type:** Apartment

Agent Comments

**Account** - Biggin & Scott | P: 03 9429 9177

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