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	4/8 Egan Street, Richmond Vic 3121

Indicative selling price

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

Range between $770,000 & $810,000

Median sale price

Median price $820,000 Property Type Townhouse Suburb Richmond

Period - From 21/02/2023 to 20/02/2024 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	42 Little Kent St RICHMOND 3121	$820,000	11/11/2023
2	4/177 Kent St RICHMOND 3121	$785,000	18/09/2023
3	3/37 Davison St RICHMOND 3121	$761,543	16/10/2023

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: 21/02/2024 15:52

4/8 Egan Street, Richmond Vic 3121



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$770,000 - $810,000
Median Townhouse Price
21/02/2023 - 20/02/2024: $820,000

Comparable Properties



42 Little Kent St RICHMOND 3121 (REI/VG)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)

Agent Comments



4/177 Kent St RICHMOND 3121 (REI/VG)

2 1 1

Price: $785,000
Method: Private Sale
Date: 18/09/2023
Property Type: Townhouse (Single)

Agent Comments



3/37 Davison St RICHMOND 3121 (REI/VG)

2 1 1

Price: $761,543
Method: Sold Before Auction
Date: 16/10/2023
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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