

# 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 11/36 Egan 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 \$340,000 & \$360,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Richmond

Period - From 01/01/2024 to 31/03/2024 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	8/30 Egan St RICHMOND 3121	\$361,000	26/01/2024
2	5/2 Rotherwood St RICHMOND 3121	\$355,000	02/03/2024
3	20/72 Baker St RICHMOND 3121	\$348,500	11/01/2024

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: 28/06/2024 10:25



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median Unit Price**  
March quarter 2024: \$575,000

## Comparable Properties

8/30 Egan St RICHMOND 3121 (VG)

**Agent Comments**

1 - -

**Price:** \$361,000  
**Method:** Sale  
**Date:** 26/01/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



5/2 Rotherwood St RICHMOND 3121 (REI/VG)

**Agent Comments**

1 1 1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 02/03/2024  
**Property Type:** Unit



20/72 Baker St RICHMOND 3121 (VG)

**Agent Comments**

1 - -

**Price:** \$348,500  
**Method:** Sale  
**Date:** 11/01/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit