

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

2A Egan Street Richmond 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,293,000

Property type

House

Suburb

Richmond

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

21/22-24 Bosisto Street Richmond VIC 3121	\$1,300,000	23-May-20
2/2A Mollison Street Abbotsford VIC 3067	\$1,275,000	07-Sep-19
65 Park Street Abbotsford VIC 3067	\$1,287,500	09-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 13 October 2020

**21/22-24 Bosisto Street Richmond
VIC 3121**

Sold Price

\$1,300,000

Sold Date

23-May-20 2 1 2

Distance

0.63km**2/2A Mollison Street Abbotsford
VIC 3067**

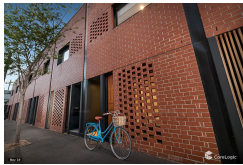
Sold Price

\$1,275,000

Sold Date

07-Sep-19 2 2 1

Distance

0.84km**65 Park Street Abbotsford VIC
3067**

Sold Price

\$1,287,500

Sold Date

09-Nov-19 3 3 1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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