

# 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

82 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,579,500

Property Type

House

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	55a Gold St COLLINGWOOD 3066	\$1,210,000	16/11/2023
2	83 Hotham St COLLINGWOOD 3066	\$1,230,000	03/02/2024
3	398 Church St RICHMOND 3121	\$1,250,000	08/03/2024

**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:

24/04/2024 13:14

82 Egan Street, Richmond Vic 3121

Daniel Atsis  
03 9967 8899  
0408 556 927  
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 3  1  0

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 140 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2024: \$1,579,500

## Comparable Properties



**55a Gold St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 16/11/2023  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx



**83 Hotham St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 03/02/2024  
**Property Type:** House  
**Land Size:** 137 sqm approx



**398 Church St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 206 sqm approx

**Account - Belle Property Richmond | P: 03 9967 8899**



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