

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

314/87-89 Raleigh Street Essendon VIC 3040

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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2018

to

30 Sep 2019

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

8/213 Buckley Street Essendon VIC 3040	\$440,000	17-Jun-19
10/297 Pascoe Vale Road Essendon VIC 3040	\$456,000	10-May-19
107/40 Collins Street Essendon VIC 3040	\$478,000	12-Jun-19

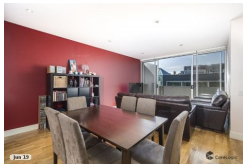
OR

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: 09 October 2019



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8/213 Buckley Street Essendon VIC 3040 Sold Price **\$440,000** Sold Date **17-Jun-19**

2 2 1

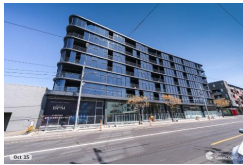
Distance **0.85km**



10/297 Pascoe Vale Road Essendon VIC 3040 Sold Price **\$456,000** Sold Date **10-May-19**

2 2 2

Distance **1.06km**



107/40 Collins Street Essendon VIC 3040 Sold Price **\$478,000** Sold Date **12-Jun-19**

2 2 1

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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