

## 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

4/42 RICHARDSON STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$633,500

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2021

to

31 Jul 2022

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

6/9 ARDOCH STREET ESSENDON VIC 3040	\$650,000	27-May-22
3/9 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055	\$620,000	08-Apr-22
6/25 RALEIGH STREET ESSENDON VIC 3040	\$675,000	05-Mar-22

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: 29 August 2022

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**6/9 ARDOCH STREET ESSENDON  
VIC 3040** 2  1  1

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **27-May-22**Distance **0.65km****3/9 HOPETOUN AVENUE  
BRUNSWICK WEST VIC 3055** 2  1  1

Sold Price

**\$620,000** Sold Date **08-Apr-22**Distance **1.99km****6/25 RALEIGH STREET ESSENDON  
VIC 3040** 2  1  1

Sold Price

**\$675,000** Sold Date **05-Mar-22**Distance **1.08km****RS** = Recent sale**UN** = Undisclosed Sale

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