

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

8/30 Richardson 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

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

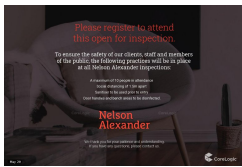
Date of sale

103/973 Mt Alexander Road Essendon VIC 3040	\$339,000	14-May-20
10/99 Glass Street Essendon VIC 3040	\$385,000	01-Jul-20
3/99 Glass Street Essendon VIC 3040	\$330,000	26-Jul-20

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 October 2020



103/973 Mt Alexander Road Essendon VIC 3040

1 1 1

Sold Price **\$339,000** Sold Date **14-May-20**

Distance **0.25km**



10/99 Glass Street Essendon VIC 3040

1 1 1

Sold Price **\$385,000** Sold Date **01-Jul-20**

Distance **0.51km**



3/99 Glass Street Essendon VIC 3040

1 1 1

Sold Price **\$330,000** Sold Date **26-Jul-20**

Distance **0.51km**

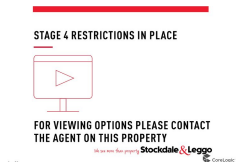


4/18 Fletcher Street Essendon VIC 3040

1 1 1

Sold Price ^{RS} **\$340,000** Sold Date **07-May-20**

Distance **1.07km**



109/314 Pascoe Vale Road Essendon VIC 3040

1 1 1

Sold Price ^{RS} **\$330,000** Sold Date **15-Oct-20**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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