

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

1/87-89 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 2024

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

103/87-89 RALEIGH STREET ESSENDON VIC 3040	\$525,000	26-Sep-24
10/82 RALEIGH STREET ESSENDON VIC 3040	\$558,000	18-Apr-24
201/29 RUSSELL STREET ESSENDON VIC 3040	\$555,000	26-Jul-24

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: 15 November 2024

**103/87-89 RALEIGH STREET
ESSENDON VIC 3040**

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Sold Price

RS

\$525,000

Sold Date

26-Sep-24

Distance

0km**10/82 RALEIGH STREET
ESSENDON VIC 3040**

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Sold Price

\$558,000

Sold Date

18-Apr-24

Distance

0.09km**201/29 RUSSELL STREET
ESSENDON VIC 3040**

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Sold Price

\$555,000

Sold Date

26-Jul-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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