

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

12/18 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2020

to

30 Jun 2021

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

15/18 Raleigh Street Essendon VIC 3040	\$510,000	29-Jun-21
1/119 Tennyson Street Essendon VIC 3040	\$500,000	19-Feb-21
6/8 Violet Street Essendon VIC 3040	\$520,000	25-May-21

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: 19 July 2021

**15/18 Raleigh Street Essendon VIC 3040**

Sold Price

^{RS}**\$510,000**

Sold Date

29-Jun-21 2 1 1

Distance

-

**1/119 Tennyson Street Essendon VIC 3040**

Sold Price

\$500,000

Sold Date

19-Feb-21 2 1 1

Distance

0.55km**6/8 Violet Street Essendon VIC 3040**

Sold Price

\$520,000

Sold Date

25-May-21 2 1 1

Distance

1km**RS** = Recent sale**UN** = Undisclosed Sale

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