

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

3/48 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,740,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

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

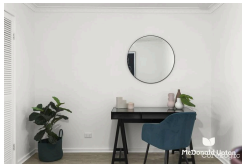
Date of sale

3/27-29 MARCO POLO STREET ESSENDON VIC 3040	\$715,000	22-Jun-24
5/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040	\$690,000	15-Jan-25
2/33 GRICE CRESCENT ESSENDON VIC 3040	\$672,500	21-Nov-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: 02 April 2025



**3/27-29 MARCO POLO STREET
ESSENDON VIC 3040**

2 1 1

Sold Price

\$715,000

Sold Date

22-Jun-24

Distance

0.38km



**5/933-935 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price

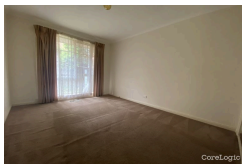
\$690,000

Sold Date

15-Jan-25

Distance

0.25km



**2/33 GRICE CRESCENT ESSENDON
VIC 3040**

2 1 1

Sold Price

\$672,500

Sold Date

21-Nov-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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