

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

109/87-89 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Essendon

Period-from

01 Sep 2020

to

31 Aug 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

208/87-89 Raleigh Street Essendon VIC 3040	\$540,000	25-Apr-21
214/87-89 Raleigh Street Essendon VIC 3040	\$500,000	09-Sep-21
113/1050 Mt Alexander Road Essendon VIC 3040	\$550,000	06-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: 17 September 2021



208/87-89 Raleigh Street Essendon VIC 3040 Sold Price **\$540,000** Sold Date **25-Apr-21**

2 2 1

Distance -



214/87-89 Raleigh Street Essendon VIC 3040 Sold Price ^{RS} **\$500,000** Sold Date **09-Sep-21**

2 2 1

Distance -



113/1050 Mt Alexander Road Essendon VIC 3040 Sold Price **\$550,000** Sold Date **06-May-21**

2 2 1

Distance **0.62km**

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

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