# 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 2	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

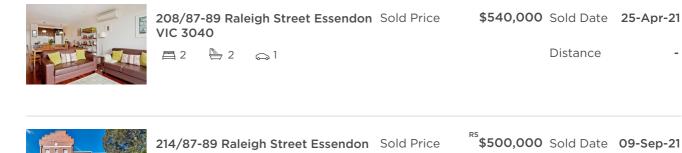


consumer.vic.gov.au



E sales@westonrealestate.melbourne

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214/87-89 Raleigh Street Essendon VIC 3040			Sold Price	<sup>RS</sup> \$500,000 S	Sold Date	09-Sep-21
昌 2	2	⇔ 1		I	Distance	-



113/1050 Mt Alexander Road Essendon VIC 3040			Sold Prid	se <b>\$550,000</b>	Sold Date	06-May-21
昌 2	2	<b>⇔</b> 1			Distance	0.62km

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

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