

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 6/32 Richardson Street, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$330,000

&

\$350,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Essendon (3040)

Period - From

22/09/2020

to

21/09/2021

Source

PDOL

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

2/31 RALEIGH STREET, ESSENDON VIC 3040	\$350,000	15/06/2021
9/246 BUCKLEY STREET, ESSENDON VIC 3040	\$350,000	16/07/2021
17/50 RICHARDSON STREET, ESSENDON VIC 3040	\$365,000	30/06/2021

This Statement of Information was prepared on: 21/09/2021