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

16 Raleigh Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,480,000				
Median sale price									
Median price	\$1,775,000	Pro	Property Type House		se s		Suburb	Essendon	
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	33 Robinson St MOONEE PONDS 3039	\$1,440,000	16/12/2024
2	13 Raleigh St ESSENDON 3040	\$1,480,000	30/11/2024
3	1 Lyttle Av ESSENDON 3040	\$1,467,000	23/11/2024

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 six months.

This Statement of Information was prepared on:

08/01/2025 15:45









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,350,000 - \$1,480,000 Median House Price Year ending September 2024: \$1,775,000

Comparable Properties

33 Robinson St MOONEE PONDS 3039 (REI) 3 1 2 Price: \$1,440,000 Method: Private Sale Date: 16/12/2024 Property Type: House	Agent Comments
13 Raleigh St ESSENDON 3040 (REI) 1 1 1 1 Price: \$1,480,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 520 sqm approx	Agent Comments
1 Lyttle Av ESSENDON 3040 (REI) 1 1 2 Price: \$1,467,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 668 sqm approx	Agent Comments

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