

214/87-89 Raleigh Street, Essendon Vic 3040



2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$520,000
Median House Price
 Year ending June 2023: \$535,000

Comparable Properties



310/87-89 Raleigh Street, Essendon 3040 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$543,000
Method: Private Sale
Date: 22/09/2029
Property Type: Apartment
Agent Comments: comparable location, comparable presentation, inferior floor plan with only 1 bathroom



210/87-89 Raleigh Street, Essendon 3040 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$535,000
Method: Private Sale
Date: 04/08/2023
Rooms: 3
Property Type: Apartment
Agent Comments: comparable location, comparable presentation, inferior floor plan with only 1 bathroom



110/87-89 Raleigh Street, Essendon 3040 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$495,000
Method: Private Sale
Date: 24/08/2023
Property Type: Apartment
Agent Comments: comparable location, comparable presentation, inferior floor plan with only 1 bathroom

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

214/87-89 Raleigh Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$535,000

Unit

x

Suburb

Essendon

Period - From

01/07/2022

to

30/06/2023

Source

REIV

Comparable property sales

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
310/87-89 Raleigh Street, ESSENDON 3040	\$543,000	22/09/2023
210/87-89 Raleigh Street, ESSENDON 3040	\$535,000	04/08/2023
110/87-89 Raleigh Street, ESSENDON 3040	\$495,000	24/08/2023

This Statement of Information was prepared on:

30/10/2023