# 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

10/78 Richardson Street, Essendon Vic 3040

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$560,000			
Median sale pi	rice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Essendon
Period - From	01/07/2020	to	30/06/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	2/13 Winifred St ESSENDON 3040	\$551,500	13/07/2021
2	2/7 Violet St ESSENDON 3040	\$550,000	27/08/2021
3	12/18 Raleigh St ESSENDON 3040	\$527,500	10/08/2021

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:

23/09/2021 15:01



10/78 Richardson Street, Essendon Vic 3040



F R R A



Rooms: 4 Property Type: Apartment Agent Comments Mark Marazita 03 93353334 0433122188 mark@apwre.com.au

Indicative Selling Price \$530,000 - \$560,000 Median Unit Price Year ending June 2021: \$602,500

# Comparable Properties



2/13 Winifred St ESSENDON 3040 (REI/VG)



Price: \$551,500 Method: Private Sale Date: 13/07/2021 Rooms: 3 Property Type: Apartment

2/7 Violet St ESSENDON 3040 (REI)

Agent Comments

Agent Comments



Price: \$550,000 Method: Sold Before Auction Date: 27/08/2021 Property Type: Unit

12/18 Raleigh St ESSENDON 3040 (REI)



Agent Comments



Price: \$527,500 Method: Sold Before Auction Date: 10/08/2021 Property Type: Apartment

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.