

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 consumer.vic.gov.au/underquoting

Range between \$530,000 & \$560,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Essendon

Period - From 01/07/2020 to 30/06/2021 Source 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.

	Address 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



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$551,500

Method: Private Sale

Date: 13/07/2021

Rooms: 3

Property Type: Apartment



2/7 Violet St ESSENDON 3040 (REI)

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