

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background is slightly blurred, showing a building and trees.

RayWhite.

**Statement
of
information**

10/82 RALEIGH STREET, ESSENDON, VIC 3040
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10/82 RALEIGH STREET, ESSENDON, VIC

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Indicative Selling Price

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

Price Range:

\$500,000 to \$550,000

Provided by: Matthew Schroeder, Ray White Brunswick

MEDIAN SALE PRICE

ESSENDON, VIC, 3040

Suburb Median Sale Price (Unit)

\$530,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



6/3 QUEEN ST, ESSENDON, VIC 3040

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Sale Price

***\$545,000**

Sale Date: 26/02/2024

Distance from Property: 1.1km



108/20 PARK ST, MOONEE PONDS, VIC 3039

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Sale Price

\$540,000

Sale Date: 05/12/2023

Distance from Property: 1km



11/82 RALEIGH ST, ESSENDON, VIC 3040

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Sale Price

\$530,000

Sale Date: 18/11/2023

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *E state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is

being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode


10/82 RALEIGH STREET, ESSENDON, VIC 3040

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

| | | | | | |
|--------------|-------------------------------------|---------------|---|--------|----------|
| Median price | \$530,000 | Property type | Unit | Suburb | ESSENDON |
| Period | 01 January 2023 to 31 December 2023 | Source |  | | |

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 |
|--|------------|--------------|
| 6/3 QUEEN ST, ESSENDON, VIC 3040 | *\$545,000 | 26/02/2024 |
| 108/20 PARK ST, MOONEE PONDS, VIC 3039 | \$540,000 | 05/12/2023 |
| 11/82 RALEIGH ST, ESSENDON, VIC 3040 | \$530,000 | 18/11/2023 |

This Statement of Information was prepared on: 21/03/2024