

## 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

16/82 RICHARDSON STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

11 ACACIA GROVE PASCOE VALE SOUTH VIC 3044	\$815,000	01-Jun-24
3/14 TREADWELL ROAD ESSENDON NORTH VIC 3041	\$787,500	06-Jul-24
2/17 WINIFRED STREET ESSENDON VIC 3040	\$780,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 16 October 2024

# DYNAMIC

RESIDENTIAL

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**11 ACACIA GROVE PASCOE VALE  
SOUTH VIC 3044**

3 2 1

Sold Price

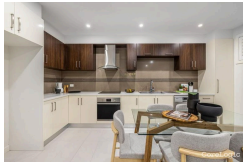
**\$815,000**

Sold Date

**01-Jun-24**

Distance

**1.61km**



**3/14 TREADWELL ROAD  
ESSENDON NORTH VIC 3041**

3 2 1

Sold Price

<sup>RS</sup> **\$787,500** <sup>UN</sup>

Sold Date

**06-Jul-24**

Distance

**1.96km**



**2/17 WINIFRED STREET  
ESSENDON VIC 3040**

3 2 1

Sold Price

**\$780,000**

Sold Date

**04-May-24**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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