

# 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

3/2 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)

Single price \$1,120,000

### Median sale price

Median price \$541,250

Property Type Unit

Suburb Essendon

Period - From 01/01/2023

to 31/03/2023

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	82 Primrose St ESSENDON 3040	\$1,145,000	03/06/2023
2	2a Latrobe St MOONEE PONDS 3039	\$1,087,500	12/04/2023
3	81 Market St ESSENDON 3040	\$1,075,000	29/04/2023

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:

05/06/2023 13:15

3/2 Richardson Street, Essendon Vic 3040



3 1 2

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$1,120,000

Median Unit Price  
March quarter 2023: \$541,250

## Comparable Properties



82 Primrose St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,145,000  
Method: Auction Sale  
Date: 03/06/2023  
Property Type: House (Res)

2a Latrobe St MOONEE PONDS 3039 (VG)

Agent Comments

3 - -

Price: \$1,087,500  
Method: Sale  
Date: 12/04/2023  
Property Type: Flat/Unit/Apartment (Res)



81 Market St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,075,000  
Method: Private Sale  
Date: 29/04/2023  
Property Type: Townhouse (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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