

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

6/82 RALEIGH STREET ESSENDON VIC 3040

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2021

to

30 Apr 2022

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

6/11 WINIFRED STREET ESSENDON VIC 3040	\$610,000	10-Nov-21
309/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$580,000	08-Feb-22
1/829 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$625,000	15-Feb-22

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: 03 May 2022



6/11 WINIFRED STREET ESSENDON VIC 3040 Sold Price **\$610,000** Sold Date **10-Nov-21**

2 1 1 Distance -



309/314 PASCOE VALE ROAD ESSENDON VIC 3040 Sold Price **\$580,000** Sold Date **08-Feb-22**

2 1 1 Distance -



1/829 MT ALEXANDER ROAD MOONEE PONDS VIC 3039 Sold Price **\$625,000** Sold Date **15-Feb-22**

2 1 1 Distance -

RS = Recent sale **UN** = Undisclosed Sale

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