

## 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

11/82 RALEIGH STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 2023

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

6/82 RALEIGH STREET ESSENDON VIC 3040	\$550,000	10-Jul-23
310/87-89 RALEIGH STREET ESSENDON VIC 3040	\$543,000	22-Sep-23
1/32 NAPIER STREET ESSENDON VIC 3040	\$550,000	26-Jul-23

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: 30 October 2023



**6/82 RALEIGH STREET ESSENDON  
VIC 3040**

Sold Price

**\$550,000**

Sold Date

**10-Jul-23**

 2

 1

 1

Distance

**0km**



**310/87-89 RALEIGH STREET  
ESSENDON VIC 3040**

Sold Price

<sup>RS</sup> **\$543,000**

Sold Date

**22-Sep-23**

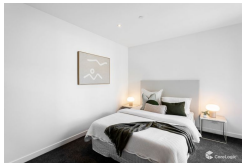
 2

 1

 1

Distance

**0.09km**



**1/32 NAPIER STREET ESSENDON  
VIC 3040**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**26-Jul-23**

 2

 2

 1

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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