

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

16/50 RICHARDSON 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2023

to

30 Jun 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

4/32 RICHARDSON STREET ESSENDON VIC 3040	\$332,000	13-Jul-24
9/30 RICHARDSON STREET ESSENDON VIC 3040	\$315,000	15-Mar-24
18/50 RICHARDSON STREET ESSENDON VIC 3040	\$350,000	28-Mar-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: 17 July 2024



**4/32 RICHARDSON STREET
 ESSENDON VIC 3040**

 1  1  -

Sold Price ^{RS} **\$332,000** Sold Date **13-Jul-24**
 Distance **0.15km**



**9/30 RICHARDSON STREET
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$315,000** Sold Date **15-Mar-24**
 Distance **0.21km**



**18/50 RICHARDSON STREET
 ESSENDON VIC 3040**

 1  1  -

Sold Price **\$350,000** Sold Date **28-Mar-24**
 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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