

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

11/29 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

\$280,000

&

\$310,000

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

17/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$295,000	19-Feb-24
3/18 FLETCHER STREET ESSENDON VIC 3040	\$322,000	18-Apr-24
5/29 RALEIGH STREET ESSENDON VIC 3040	\$340,500	23-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.~~

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**17/51 BUCKLEY STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

\$295,000

Sold Date

19-Feb-24

Distance

0.47km



**3/18 FLETCHER STREET
ESSENDON VIC 3040**

1 1 1

Sold Price

\$322,000

Sold Date

18-Apr-24

Distance

0.21km



**5/29 RALEIGH STREET ESSENDON
VIC 3040**

1 1 1

Sold Price

\$340,500

Sold Date

23-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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