

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 18/32 Richardson Street, Essendon, VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$300,000

&

\$325,000

Median sale price

Median price

\$529,000

Property Type

Apartment

Suburb

Essendon (3040)

Period - From

18/11/2020

to

17/11/2021

Source

PDOL

Comparable property sales

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
6/32 RICHARDSON STREET, ESSENDON VIC 3040	\$341,000	23/10/2021
11/50 RICHARDSON STREET, ESSENDON VIC 3040	\$310,000	06/09/2021
15/96 GLASS STREET, ESSENDON VIC 3040	\$321,999	30/06/2021

This Statement of Information was prepared on: 06/12/2021