

## 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

9/14 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

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2023

to

31 Oct 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

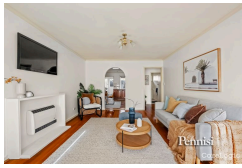
Date of sale

4/5 ARDOCH STREET ESSENDON VIC 3040	\$582,000	20-Aug-24
5/47 GLASS STREET ESSENDON VIC 3040	\$590,000	16-Oct-24
5/6 TURNER STREET MOONEE PONDS VIC 3039	\$590,000	31-Aug-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: 19 November 2024



**4/5 ARDOCH STREET ESSENDON  
VIC 3040**

 2  1  1

Sold Price

**\$582,000**

Sold Date **20-Aug-24**

Distance

**0.53km**



**5/47 GLASS STREET ESSENDON  
VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **16-Oct-24**

Distance

**0.88km**



**5/6 TURNER STREET MOONEE  
PONDS VIC 3039**

 2  1  1

Sold Price

**\$590,000**

Sold Date **31-Aug-24**

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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