

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

8/32 Richardson Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$310,000

&

\$330,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 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
1	14/32 Richardson St, Essendon, Vic 3040, Australia	\$322,500	03/03/2022
2	18/32 Richardson St, Essendon, Vic 3040, Australia	\$315,000	18/01/2022
3	6/32 Richardson St ESSENDON 3040	\$341,000	29/10/2021

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 six months.~~

This Statement of Information was prepared on:

12/04/2022 11:56

8/32 Richardson Street, Essendon Vic 3040



1 bed 0 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$330,000

Median Unit Price

December quarter 2021: \$735,000

Comparable Properties

14/32 Richardson St, Essendon, Vic 3040, Australia (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$322,500

Method:

Date: 03/03/2022

Property Type: Apartment

18/32 Richardson St, Essendon, Vic 3040, Australia (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$315,000

Method:

Date: 18/01/2022

Property Type: Apartment



6/32 Richardson St ESSENDON 3040 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$341,000

Method: Private Sale

Date: 29/10/2021

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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