

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

7/82 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

10/6 WINIFRED STREET ESSENDON VIC 3040	\$615,000	18-Feb-25
3/146 COOPER STREET ESSENDON VIC 3040	-	11-Jun-25
19/6 WINIFRED STREET ESSENDON VIC 3040	\$620,000	24-May-25

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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**10/6 WINIFRED STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$615,000** Sold Date **18-Feb-25**

Distance **0.24km**



**3/146 COOPER STREET ESSENDON
VIC 3040**

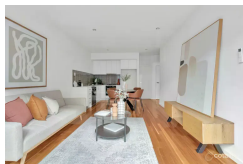
 2  2  1

Sold Price

RS UN

Sold Date **11-Jun-25**

Distance **1.18km**



**19/6 WINIFRED STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price

\$620,000

Sold Date **24-May-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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