

## 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

21 WRIGHT STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,773,750

Property type

House

Suburb

Essendon

Period-from

01 Jan 2023

to

31 Dec 2023

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

29B RICHARDSON STREET ESSENDON VIC 3040	\$1,600,000	09-Dec-23
98 GLASS STREET ESSENDON VIC 3040	\$1,612,000	17-Jan-24
9 OPHIR STREET MOONEE PONDS VIC 3039	\$1,651,000	18-Nov-23

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: 29 January 2024

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**29B RICHARDSON STREET  
ESSENDON VIC 3040**

 3  2  2

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **09-Dec-23**

Distance **0.9km**



**98 GLASS STREET ESSENDON VIC  
3040**

 3  1  1

Sold Price <sup>RS</sup> **\$1,612,000** Sold Date **17-Jan-24**

Distance **0.41km**



**9 OPHIR STREET MOONEE PONDS  
VIC 3039**

 3  1  1

Sold Price <sup>RS</sup> **\$1,651,000** Sold Date **18-Nov-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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