

## 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

310/87-89 RALEIGH 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2022

to

31 Jul 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

3/60 BREWSTER STREET ESSENDON VIC 3040	\$472,500	29-Jun-23
4/225 BUCKLEY STREET ESSENDON VIC 3040	\$475,000	07-Jul-23
201/222 BUCKLEY STREET ESSENDON VIC 3040	\$480,000	07-Apr-23

OR

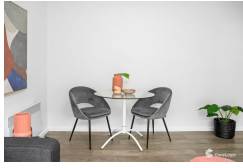
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 August 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



**3/60 BREWSTER STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$472,500** Sold Date **29-Jun-23**

Distance **0.34km**



**4/225 BUCKLEY STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **07-Jul-23**

Distance **0.89km**



**201/222 BUCKLEY STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$480,000** Sold Date **07-Apr-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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