

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

55 Richardson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,580,000 & \$2,750,000

Median sale price

Median price \$1,762,500 Property Type House Suburb Essendon

Period - From 01/10/2023 to 31/12/2023 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	1 Monica St ESSENDON 3040	\$2,700,000	19/12/2023
2	43 Daisy St ESSENDON 3040	\$2,540,000	19/12/2023
3	4 Parry St MOONEE PONDS 3039	\$2,530,000	24/11/2023

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:

25/01/2024 09:50



 4  2  2

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price

\$2,580,000 - \$2,750,000

Median House Price

December quarter 2023: \$1,762,500

Comparable Properties



1 Monica St ESSENDON 3040 (REI)

Agent Comments

 4  3  3

Price: \$2,700,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 875 sqm approx



43 Daisy St ESSENDON 3040 (REI)

Agent Comments

 4  2  2

Price: \$2,540,000

Method: Auction Sale

Date: 19/12/2023

Property Type: House (Res)



4 Parry St MOONEE PONDS 3039 (REI)

Agent Comments

 4  1  2

Price: \$2,530,000

Method: Private Sale

Date: 24/11/2023

Property Type: House

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