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	3/30 Richardson Street, Essendon Vic 3040

Indicative selling price

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

Range between $290,000 & $315,000

Median sale price

Median price $612,500 Property Type Unit Suburb Essendon

Period - From 01/04/2024 to 30/06/2024 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	8/11 Mcculloch St ESSENDON 3040	$310,000	03/05/2024
2	4/202 Pascoe Vale Rd ESSENDON 3040	$290,000	19/04/2024
3	9/30 Richardson St ESSENDON 3040	$315,000	18/03/2024

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: 13/08/2024 14:05

3/30 Richardson Street, Essendon Vic 3040

Trish Di Vito
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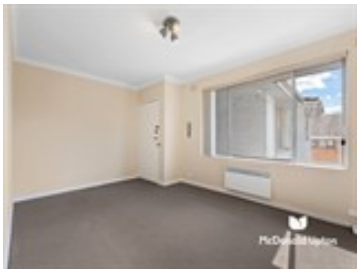
1 1 1

Rooms: 2
Property Type: Flat/Unit
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$290,000 - $315,000
Median Unit Price
June quarter 2024: $612,500

Comparable Properties



8/11 Mcculloch St ESSENDON 3040 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment

Agent Comments



4/202 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

1 1 1

Price: $290,000
Method: Sold Before Auction
Date: 19/04/2024
Property Type: Unit

Agent Comments



9/30 Richardson St ESSENDON 3040 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Agent Comments

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