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	20/82 Raleigh Street, Essendon Vic 3040

Indicative selling price

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

Single price $510,000

Median sale price

Median price $555,000 Property Type Unit Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 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	6/30 Nicholson St ESSENDON 3040	$506,000	22/10/2024
2	103/87 Raleigh St ESSENDON 3040	$525,000	26/09/2024
3	3/101 Glass St ESSENDON 3040	$490,000	02/09/2024

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: 12/12/2024 12:37

20/82 Raleigh Street, Essendon Vic 3040

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2 1 1

Property Type: Apartment

Agent Comments

Apartment 2 Bedroom 1 bathroom 1 Car

Indicative Selling Price
$510,000
Median Unit Price
Year ending September 2024: $555,000

Comparable Properties



6/30 Nicholson St ESSENDON 3040 (REI)

2 1 1

Price: $506,000
Method: Private Sale
Date: 22/10/2024
Rooms: 4
Property Type: Apartment

Agent Comments



103/87 Raleigh St ESSENDON 3040 (REI/VG)

2 2 1

Price: $525,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

Agent Comments

3/101 Glass St ESSENDON 3040 (VG)

2 - -

Price: $490,000
Method: Sale
Date: 02/09/2024
Property Type: Strata Unit/Flat

Agent Comments

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