

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

8/82 Richardson 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)

Range of between

\$770,000

&

\$840,000

#### Median sale price

Median unit price

\$1,495,000

Suburb

Essendon VIC 3040

Period - From

Feb 2020

to

Mar 2020

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 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	46 Hoffmans Road Essendon VIC 3040	\$ 812,000	18/04/2020
2	8/22 Fletcher Street Essendon VIC 3040	\$ 806,000	29/02/2020
3	2/22 Fletcher Street Essendon VIC 3040	\$ 785,000	29/02/2020

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: 19/06/2020