# 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

#### 4/12 MORTON STREET ESSENDON VIC 3040

#### Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$750,000	&	\$790,000
n sale price					
house or unit as app	licable)				
Madian Drian	¢C45 000		1104	Cuburb	Facandan

Median Price	\$615,000	Prop	erty type	Unit	Suburb	Essendon
Period-from	01 Feb 2024	to	31 Jan 2025	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	
8/11 WILLOW STREET ESSENDON VIC 3040	\$755,000	04-Dec-24	
2/30 BULLA ROAD STRATHMORE VIC 3041	\$832,000	30-Nov-24	
2/28 ROLAND AVENUE STRATHMORE VIC 3041	\$760,000	16-Sep-24	

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: 17 February 2025



consumer.vic.gov.au

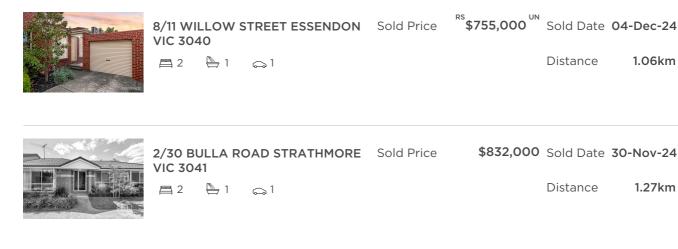
## woodards 🚾

1.06km

1.27km

Scott Latham M 0457817772

E slatham@woodards.com.au





*	, -	AVENUE		\$760,000	Sold Date	16-Sep-24
	昌 2		-		Distance	1.53km

**RS** = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.