

## 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

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

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property 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



**8/11 WILLOW STREET ESSENDON  
 VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **\$755,000** <sup>UN</sup> Sold Date **04-Dec-24**

Distance **1.06km**



**2/30 BULLA ROAD STRATHMORE  
 VIC 3041**

 2  1  1

Sold Price **\$832,000** Sold Date **30-Nov-24**

Distance **1.27km**



**2/28 ROLAND AVENUE  
 STRATHMORE VIC 3041**

 2  2  1

Sold Price **\$760,000** Sold Date **16-Sep-24**

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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